

06 March 2026

Hinckley & Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

Lewis Taylor
[REDACTED]
Tec Marina, Terra Nova Way,
CF64 1SA
[REDACTED]

Our Ref LH25-47

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

Application to discharge conditions attached to planning permission 21/01242/FUL for the proposed development of a 40MW solar farm and associated infrastructure.

**Application Site: Land At Clump Farm, Peckleton Hinckley Road / Leicester Road, LE9 7TJ
Leicestershire**

Clump Farm Solar Limited has instructed Lighthouse Development Consulting to submit an application seeking the discharge of Conditions 12, 13, 16, 17, 19, 20, 23, 24, 25 and 27 attached to planning permission 21/01242/FUL. This letter sets out how the requirements of each condition have been satisfied and provides a clear summary of the accompanying documentation.

A copy of the decision notice is included in **Appendix 1**.

The table below sets out which conditions this application seeks to discharge as well as the relevant documents which contain the detail required to discharge the condition(s):

Condition	Type	Document Ref.	Author
12	Construction Traffic Management Plan	09885-0-TP-TN-0001-CTMP - B - Compiled	PJA
13	PROW Management Plan	SUN-HSE-CH2026 Rv2.0 – ProW-Management-Plan	Sunnerg Group
16	Surface Water Drainage Scheme	149_ClumpFarm_LLFA_v1-0_CH_20250227	Raincloud
17	Surface Water Management during Construction		
19	Infiltration Testing		
20	Landscaping Scheme	16801-LUC-XX-XX-DR-L-0100 Detail Landscape Proposals Sheets 1 and 2	LUC
23	Construction Environmental Management Plan (Ecology)	E25139001 - Clump Farm Solar, Planning Conditions - CEMP (Rev B)	Soltys Brewster Ecology
24	Landscape and Ecological Management Plan	E25139001 - Clump Farm Solar, Planning Conditions - LEMP (Rev A)	Soltys Brewster Ecology



25	Biodiversity Net Gain Plan	E25139001 - Clump Farm Solar, Planning Conditions - Biodiversity Net Gain Plan (Rev B)	Soltys Brewster Ecology
27	Arboricultural Method Statement	BHA_7270_AMS Clump Farm Solar Farm_IM_March2026	Barton Hyett

Condition 12 - Construction Traffic Management Plan

Condition 12 requires the submission of an updated Construction Traffic Management Plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities and the internal road layout (including turning areas) to be submitted to and approved in writing by the Local Planning Authority.

This application is accompanied by a CTMP prepared by PJA. It is considered that the submitted CTMP meets the requirements of the condition and it can be discharged accordingly.

Condition 13 – PROW Management Plan

Condition 13 requires the submission and approval in writing of a scheme and timetable for delivery for the treatment of Public Rights of Way T73. The scheme should include provision of its management during construction, fencing, surfacing, width, structures, signing and landscaping in accordance with Leicestershire County Council's Guidance Notes for Developers.

This application is accompanied by a PROW management prepared by Sunnerg Group. It provides the overall approach to managing the PROW. It includes the proposed PROW management during construction including fencing type and alignment, surfacing materials, path widths, gates/structures, signage type and locations. It also includes operation and maintenance and decommissioning as well as safety measures and monitoring and inspections.

It is considered that the management plan meets the requirements of the condition and it can be discharged accordingly.

Conditions 16, 17 and 19 - Surface Water Drainage Scheme, Surface Water Management during Construction and Infiltration Testing

Condition 16 requires the submission and approval of a surface water drainage scheme prior to commencement. Condition 17 requires the submission and approval of details in relation to the management of surface water on site during construction of the development. Condition 19 requires infiltration testing to have been carried out to confirm the suitability of the site for the use of infiltration as a drainage element.

This application is accompanied by a letter prepared by Raincloud providing the details required to discharge all three conditions.

It is considered that this document and its associated appendices, meet the requirements of the conditions and they can be discharged accordingly.

Condition 20 - Detailed Landscaping Scheme

Condition 20 requires the submission and approval of a detailed scheme for landscaping prior to the commencement of development. The scheme should include:

a) Further details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),



b) Further details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

c) Details of the hard landscaping including access tracks within the development.

This application is accompanied by a detailed landscaping scheme prepared by LUC that meets the requirements set out within the condition. It is therefore considered that the condition can be discharged accordingly.

Condition 23 – Construction Environmental Management Plan (Ecology)

Condition 23 requires the submission and approval of a CEMP addressing ecological matters, prior to the commencement of development. The condition outlines that the LPA expect to see details concerning:

- Pre commencement checks for badgers, otters, reptiles, and breeding birds*
- Appropriate working practices and safeguards for wildlife that are employed whilst works are taking place on site*

This application is accompanied by a CEMP (Ecology) prepared by Soltys Brewster Ecology. It is considered that it meets the requirements of the condition and it can be discharged accordingly.

Condition 24 – Landscape and Ecological Management Plan (LEMP)

Condition 24 requires the submission and approval of a LEMP, prior to commencement of development. The condition outlines that the content of the LEMP should include:

- a) Description and evaluation of features to be managed*
- b) Ecological trends and constraints on site that might influence management*
- c) Aims and objectives of management*
- d) Appropriate management options for achieving aims and objectives*
- e) Prescriptions for management actions*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)*
- g) Details of the body or organisation responsible for implementation of the plan*
- h) Ongoing monitoring and remedial measures*

This application is accompanied by a LEMP prepared by Soltys Brewster Ecology. It is considered that it meets the requirements of the condition and it can be discharged accordingly.

Condition 25 – Biodiversity Net Gain Plan

Condition 25 requires the submission and approval of a Biodiversity Net Gain Plan. It should be based on the Biodiversity Net Gain metric 3.0 spreadsheet completed by Soltys Brewster Ecology and provide the net gain of 37.38% for habitat units and a net gain of 67.94% for hedgerow units on the reported habitat loss. It should include the following details:

- a) Location plan of the areas to be used for Biodiversity Net Gain;*
- b) Description of existing habitats on site;*
- c) Description of planned habitat creation/enhancement, including species to be planted/sown;*
- d) Timetable for implementation of habitat creation/enhancement;*
- e) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;*
- f) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan.*



This application is accompanied by a Biodiversity Net Gain Plan prepared by Soltys Brewster Ecology. It includes a Habitat Management and Monitoring Plan and is considered that it meets the requirements of the condition and it can be discharged accordingly.

Condition 27 - Arboricultural Method Statement

Condition 27 requires the submission and approval of an Arboricultural Method Statement (AMS) for the protection of trees and hedgerows.

This application is accompanied by an AMS prepared by Barton Hyett Associates. It is considered that it meets the requirements of the condition and it can be discharged accordingly.

Summary

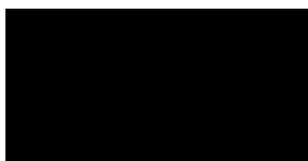
Through the submission of the above technical documents and plans, the requirements of Conditions 12, 13, 16, 17, 19, 20, 23, 24, 25 and 27 have been addressed in full. It is therefore respectfully requested that the Local Planning Authority confirms the formal discharge of these conditions at its earliest convenience.

The relevant application fee for a Discharge of Condition Application is £298.00

It is considered that the above and the accompanying information is sufficient in discharging the conditions.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Lewis Taylor BSc MSc AssocRTPI

Senior Planner

Appendix 1 – Decision Notice

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Tom Sylger Jones
Clump Farm Solar Limited
22 Chancery Lane
London
Kingsbridge
WC2A 1LS
United Kingdom

Name and Address of Agent (if any)

Tom Sylger Jones
Green Tea House
39 Belle Cross Road
Kingsbridge
TQ7 1NL
United Kingdom

Part I - Particulars of Application

Date of Application

6 October 2021

Application No.

21/01242/FUL

Particulars and location of development :

Solar farm for the generation of up to 40 MW of AC electrical energy, including access tracks, solar panels, transformer cabins and a substation, enclosed within a 2m perimeter 'deer' fence and associated landscaping.

Land At Clump Farm Peckleton Hinckley Road / Leicester Road LE9 7TJ Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan BWre21-CLP_PD_V 27/9/2021
Module Layout 1:2500 BWre21-CLP_PD_V4 rev A 11/4/23
Module Layout 1:1250 BWre21-CLP_PD_V rev A 11/4/2023
Module Layout 1:1250 BWre21-CLP_PD_V4 27/9/2021
Detail Module mounting BWre21-CLP_PD_V3 29/9/2021

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Storage container BWre21-CLP_PD_V3 27/9/2021
Gravel road BWre21-CLP_PD_V3 27/9/2021
Substation 28/09/2021
Transformer station BWre21-CLP_PD_V3 27/9/2021
Fence and gate BWre21-CLP_PD_V3 29/9/2021
Security camera BWre21-CLP_PD_V3 27/9/2021
LEMP Figure 1 P0527 rev E
Indicative Landscape Masterplan P0627 Rev C
Clump Farm Solar Site - Site Access Visibility 1114-002

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The construction access improvements shown on KTC drawing number 1114-01, shall be implemented in full prior to commencement of main construction works.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

4. Vehicular visibility splays of 2.4 metres by 215 metres shall be provided at the site access prior to commencement of main construction works. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

5. The access drives shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 20 metres behind the highway boundary prior to commencement of main construction works and once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

6. Written confirmation of the date of the first export of electricity to the National Grid from the solar farm hereby approved shall be provided to the local planning authority within one month of the date of this taking place.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

7. The planning permission hereby granted is temporary for a period of 40 years from the date of the first export of electricity to the National Grid from the solar farm hereby approved. After such time the use shall cease and the solar farm and associated equipment shall be removed from site in accordance with Condition 8.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

8. Not less than 12 months prior to the expiry of this permission a decommissioning Method Statement & Site Restoration Scheme shall be submitted to and in agreed in writing by the local planning authority. This shall include details of:-
 - a. The works for the removal of the solar panels, ancillary equipment and structures;
 - b. works for the restoration of the site;
 - c. the management and timing of any works;
 - d. a Traffic Management Plan;
 - e. an Environmental Management Plan to include measures to be taking during

- decommissioning to protect wildlife and habitats;
- f. identification of access routes; and
- g. a programme of implementation.

The decommissioning works shall then be carried out in accordance with the agreed Decommissioning Method Statement & Site Restoration Scheme during the 12 months of the expiry of this permission.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

9. Should the solar farm hereby approved no longer be required for the purposes of electricity generation or cease to operate for a continuous period of 6 months, a Decommissioning Method Statement & Site Restoration Scheme as per the requirements of Condition 8 shall be submitted to and agreed in writing by the local planning authority within 3 months after the end of the 6 months cessation period. The statement must also include the date the site first ceased to operate. The decommissioning works shall then be carried out in accordance with the agreed Decommissioning Method Statement & Site Restoration Scheme.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

10. Part 1 - No development shall take place within the area indicated area (the whole site) until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority and a programme of archaeological work has been secured and implemented, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
The WSI scheme of investigation shall include an assessment of significance and research questions; and:
 - a) The programme and methodology of site investigation and recording;
 - b) The programme for post investigation assessment;
 - c) Provision to be made for analysis of the site investigation and recording;
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation;
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;
 - g) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Part 2 - The solar farm shall not be brought into operation until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Part 1 of this condition, and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with To ensure satisfactory archaeological investigation and recording in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. Part 1 - Prior to commencement of any development, a detailed site plan including Archaeological Exclusion Zones will be submitted to and approved by the Local Planning Authority. Following the approval and completion of the archaeological evaluation referred to in Condition 10, and prior to the commencement of development, a final detailed site layout plan with full details of the final locations, design and materials to be used for the panel arrays, inverters, customer switchgear, substations, CCTV cameras, fencing, foundations and cabling will be submitted to and approved by the Local Planning Authority. Should the archaeological evaluation identify any significant archaeological deposits, the final detailed site layout plan will define archaeological exclusion zones within which

below and above ground development will be excluded and/or provide sufficient design mitigation will be provided including but not limited to the use of above ground cables, concrete shoes or other means to avoid any impact on archaeological deposits if required. The final detailed site layout plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the County Council's Lead Archaeologist. Subsequently the development shall be carried out in accordance with the approved details.

Part 2 - If there are archaeological areas to be preserved in situ, a management plan will be produced for any archaeological areas to be preserved in situ, setting out the methodology to secure the ongoing protection of these areas both during construction, operation and decommissioning of the solar farm.

Reason: To ensure that trial trenched evaluation is undertaken at the earliest opportunity post consent to establish the archaeological potential of the site in order that any mitigation requirements can be defined at an early stage recording in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. No development shall commence on the site until such time as an updated revised construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities and the internal road layout (including turning areas) has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with SADMP policies DM17 and DM18 and the advice contained in the NPPF.

13. No development shall take place until a scheme and timetable for delivery for the treatment of Public Rights of Way T73 has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their management during construction (including any arrangements for a temporary diversion) fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the approved scheme and timetable.

Reason: to protect and enhance Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework (2021).

14. No trees or shrubs should be planted within 1 metre of the edge of the Public Right(s) of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species.

Reason: to prevent overgrowth of the path in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework (2021).

15. Prior to the first export of electricity from the development, a signing scheme in respect of the Public Right(s) of Way, should be formulated by the developer and approved by the Local Planning Authority in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers.

Reason: to ensure the path is easy to follow through the development in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework (2021).

16. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with the advice contained in the NPPF.

17. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with the advice contained in the NPPF.

18. Prior to completion of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The scheme of long-term maintenance scheme as approved shall thereafter be implemented for the operational phase of the development

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with the advice contained in the NPPF.

19. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy in accordance with the advice contained in the NPPF.

20. Notwithstanding the approved drawings, prior to the commencement of development, a detailed scheme for landscaping the site shall first be provided to and approved in writing by the Local Planning Authority which shall include:-

- a) further details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
- b) further details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- c) details of the hard landscaping including access tracks within the development

The approved scheme shall be implemented by the end of the first planting season following commencement of the development.

Should any plant or tree that forms part of the approved landscaping scheme die or become severely damaged or diseased during a period of 5 years after planting, it shall be replaced by a specimen of the same variety and size.

Reason: In the interests of visual amenity and to protect the rural character of the area in accordance with SADMP policy DM4 and DM10 and the advice contained in the NPPF

21. Prior to commencement of development a Construction Environmental Management Plan (Environmental Health) shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development construction phase.

Reason: To protect the amenities of nearby land users in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

22. Site preparation and construction shall be limited to the following hours;

Monday - Friday 07:30 - 18:00

Saturday 08:00 - 13:00

No working on Sundays, Bank Holidays or Public Holidays

Reason: To protect the amenities of nearby land users in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

23. The development hereby permitted shall not commence until a Construction Environmental Management Plan (Ecology) has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for badgers, otters, reptiles and breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The Construction and Ecological Management Plan as approved shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive.

24. Notwithstanding the approved details, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Authority prior to the commencement of the development. The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organisation responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that protected species are not harmed by the development in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive

25. Prior to the commencement of the development hereby approved there shall first be submitted to and approved in writing by the Local Planning Authority a Biodiversity Net Gain Plan (the Plan). The Plan shall be based on the Biodiversity Net Gain metric 3.0 spreadsheet completed by Saltys Brewer Ecology and shall provide the net gain of 37.38% for habitat units and a net gain of 67.94% for hedgerow units on the reported habitat loss. The Plan shall include the following details:
- A) Location plan of the areas to be used for Biodiversity Net Gain;
 - B) Description of existing habitats on site;
 - C) Description of planned habitat creation/enhancement, including species to be planted/sown;
 - D) Timetable for implementation of habitat creation/enhancement;
 - E) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;
 - F) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan.

The Plan shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that protected species are not harmed by the development and that Net Gains are achieved in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive.

26. Prior to the first use of the development hereby approved, any scheme of external lighting shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of highway safety, to protect priority species using the site, to avoid detriment to residential amenity and to protect the rural character of the area in accordance with SADMP policies DM4, DM6 and DM10 and the advice contained in the NPPF

27. No development shall take place until an Arboricultural Method Statement for the site as a whole, including details of the position, species, size and condition of each existing tree and hedgerow on and adjacent to the site, and identifying those trees and hedgerows to be retained, has first been submitted to and approved in writing by the local planning authority. This shall include full details of measures for the protection of trees and hedgerows to be retained during the course of development. Thereafter the development shall be carried out at all times in accordance with the approved Arboricultural Method Statement.

Reason: To ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 10 May 2023

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	21/01242/FUL
Proposal:	Solar farm for the generation of up to 40 MW of AC electrical energy, including access tracks, solar panels, transformer cabins and a substation, enclosed within a 2m perimeter 'deer' fence and associated landscaping.
Site Location:	Land At Clump Farm Peckleton Hinckley Road / Leicester Road LE9 7TJ Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
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