

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00851/DISCON
Applicant: Hillmoren Ltd
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: Hall Farm 16 Altar Stones Lane Markfield

Application to discharge conditions 6 (CEMP - Biodiversity) and 7 (Landscape and Ecological Management Plan - LEMP) of planning application 23/01000/FUL

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

Condition 6

Prior to the commencement of development, including any demolition or vegetation clearance, there shall first be submitted to and approved in writing a Construction & Environmental Management Plan: Biodiversity (CEMP). The CEMP shall include the following details:

- A) Identification of potentially damaging construction activities
- B) identification of biodiversity protection zones
- C) practical measures and sensitive working practices to avoid or reduce impacts during construction
- D) timing of works to avoid harm to protected species
- E) responsible persons for overseeing sensitive works
- F) use of protective fencing where required

The approved Construction & Environmental Management Plan: Biodiversity (CEMP) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Received 10 September 2024

C6 Construction & Environmental Management Plan: Biodiversity (CEMP)

Condition 7

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the LPA. The LEMP shall include the following details:

- A) description and evaluation of the features to be created/managed
- B) aims and objectives of management
- C) appropriate management options for achieving aims and objectives
- D) prescriptions for management actions
- E) work schedule
- F) species/seed mixes to be planted/sown
- G) ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

Received 10 September 2024

C7 Landscape and Ecological Management Plan (LEMP)

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:**Condition 6**

A Construction & Environmental Management Plan specifically related to biodiversity has been submitted in support of Condition 6 and assessed by LCC Ecology. The report has been created by Rachel Hacking Ecology which include a pre-development habitat survey plans and post development site layout, together with risk assessment following a visit on site where it outlines ecological features and a table summary of potentially damaging construction activities during construction activity and risk before controls and after. The mitigation of protection zones on the development site are provided for the protection of woodlands TN1 and TN5 together with the protection of existing hedgerows and grassland. The restoration of ponds will require intervention during the construction phase and the report details what methods they will expect and how they are proposed to be protected. Mitigation measures are proposed to protect badger habitats and any harm to bats along with mammals, reptiles and amphibians. Sensitive works are to be carried out in winter to avoid impact on nesting birds the ECoW or SQE maybe required to attend during tree pruning if PRF's are present in trees. It details the responsibilities and lines of communication to ensure that the mitigation measures are put in place and monitored. The plan also details what type of fencing and signage will be used on site to mitigate pedestrian access and to identify construction staff of the sensitive biodiversity areas. The details set out in the plan demonstrate how the developer proposes to protect habitats and wildlife from construction activities in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and the advice contained in the NPPF.

Condition 7

A Landscape and Ecological Management Plan (LEMP) has also been assessed by LCC Ecology and they advise that the management plan puts measures in place to ensure that the existing and any is management in perpetuity to secure biodiversity net gains in accordance with Section 41 of the NERC Act re UK Biodiversity Action Plan Priority Species (Species of Principal Importance); Policy DM6 of the Site Allocations and Development Management Policies DPD 2016; and the advice contained in the NPPF.

Officer Recommendations:

Condition 6 Construction & Environmental Management Plan Biodiversity – Discharge

Condition 7 Landscape and Ecological Management Plan (LEMP) - Discharge