

P23-0657

1<sup>st</sup> December 2023

Planning Development Services  
Hinckley and Bosworth Borough Council  
Hinckley Hub  
Rugby road  
Hinckley  
Leics,  
LE10 OFR

Dear Sir/Madam,

**Proposal:** Partial discharge of Conditions 7 and 8 (Archaeology) and re-discharge of Conditions 9 (Biodiversity Management Plan) and 12 (LEMP) in relation to Planning Permission reference 21/O1395/FUL.

**Site Address:** Church Farm, Washpit Lane, Barlestone, Nuneaton, Leicestershire, CV13 OEH

On behalf of our client, JBM Solar Projects 26 Ltd, I enclose an application to partially discharge archaeological details (Condition Nos. 7 and 8) and re-discharge landscaping details (Condition Nos. 9 and 12) of planning permission ref 21/O1395/FUL. This application is supported by the following documentation:

- Completed application form;
- Application fee of £116.00;
- Written Scheme of Investigation (WSI) prepared by RPS (Condition 7);
- Archaeological Excavation Interim Statement prepared by Oxford Archaeology (Condition 7);
- Stoneshollow PV Layout Revision A prepared by JBM Solar (Condition 8);
- Table 1 – Building Material and Colour Finishes prepared by Pegasus Group (Condition 8);
- Updated Detailed Soft Landscaping Plan prepared by Pegasus Group (Condition 9); and
- Updated Landscape and Ecological Management Plan prepared by Pegasus Group and Avian Ecology (Condition 12)

#### Condition 7 – Archaeological Work

3 West Links, Tollgate, Chandlers Ford, Eastleigh, Hampshire, SO53 3TG

T: 023 8254 2777 E: [Solent@pegasusgroup.co.uk](mailto:Solent@pegasusgroup.co.uk)

Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Group Limited (07277000) registered in England and Wales

Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

**Expertly Done.**

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | PLANNING | PROPERTY | TRANSPORT & INFRASTRUCTURE

Condition 7 of the planning permission states the following:

*“Part 1 – No development shall take place within the area indicated the whole site until 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 scheme of investigation shall include an assessment of significance and research questions; and:*

- *The programme and methodology of site investigation and recording;*
- *The programme for post investigation assessment;*
- *Provision to be made for analysis of the site investigation and recording;*
- *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- *Provision to be made for archive deposition of the analysis and records of the site investigation;*
- *Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;*
- *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.”*

A Written Scheme of Investigation (WSI) has been prepared by RPS and an Archaeological Excavation Interim Statement has been prepared by Oxford Archaeology in accordance with the requirements of this condition. The partial discharge of this condition has been agreed with the archaeology officer to allow works to take place in all areas except for the area shown in Figure 2 of the WSI.

Condition 8 – Archaeological Work

Condition 8 of the planning permission states the following:

*“Part 1 – Prior to any development on site commencing, 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 7, 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 for approval. 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 or provide sufficient design mitigation 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.”*

The Written Scheme of Investigation (WSI) prepared by RPS and Archaeological Excavation Interim Statement prepared by Oxford Archaeology confirm there are no areas for preservation in situ and as such there are no archaeological exclusion zones proposed on site. This application seeks the partial discharge of Condition 8 to allow works to take place in all areas except for a 30m x 30m area shown in Figure 2 of the WSI.

The approved layout plan (Stoneshollow PV Layout Revision A) has been submitted to show the location of the equipment within the site. Details of the colour and finish of the equipment within the site are set out in table 1.

The approved site layout plan (Stoneshollow PV Layout Revision A) is being submitted to demonstrate the location of the equipment within the site.

#### Condition 9 – Biodiversity Management Plan

Condition 9 of the planning permission states the following:

*“No development shall commence on site until a Biodiversity Management Plan for the site which shall set out the site-wide strategy for protecting and enhancing biodiversity including the detailed design of proposed biodiversity enhancements and their subsequent management once the development is completed, has been submitted to the local planning authority for their approval in writing. The submitted plan shall include all retained and created habitats including SUDs and all landscaping should be comprised of native species wildflower grassland. Development shall be implemented and thereafter maintained in accordance with the approved Management Plan.”*

A Detailed Soft Landscaping Plan has been prepared in accordance with the requirements of this condition (DRWG No: P23-0657\_EN\_OO\_O1 Rev F).

#### Condition 12 – Landscape and Ecological Management Plan

Condition 12 of the planning permission states the following:

*“No development shall take place until a site wide Landscape & Ecological Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This plan must include the following elements:*

- *Deliver the net gains set out in the metric*
- *Include specification for enhancement of retained grassland along the stream valley, and management of this (though grazing and/or hay cutting and removal of arisings)*
- *Include specification for creation of grassland, including species-mixes, and management through grazing or hay-cutting and removal of arisings*
- *Include siting, design and future maintenance of bird and bat boxes*
- *Include method for propagating, planting and maintaining Black Poplars*

- *Include tree and hedge maintenance, including species-mixes, enhancement and gapping-up existing retained hedges*
- *Include replanting of hedges removed for construction access visibility splays, including species mixes.*
- *Commitment to at least 40 years management and maintenance of measures included in the BNG plan*

*Once approved the development shall be carried out in accordance with the plan thereafter."*

An updated copy of the Landscape and Ecological Management Plan (LEMP) has been submitted (Ref: P23\_0657\_EN\_02B)

A Landscape and Ecological Management Plan and Biodiversity Management Plan had previously been discharged by the Local Planning Authority on 06.10.23 under reference 23/00885/DISCON. Following the discharge of these conditions, the Highway Authority requested an update to the PRow strategy (submitted to discharge Condition 25) to include kissing gates in place of stiles. The landscape plan was updated to accommodate this request. Accordingly, the LEMP and Landscape Plan are re-submitted under this application to be discharged again for completeness.

I trust that the enclosed is sufficient and look forward to receiving confirmation of the validation of the application at your earliest convenience.

Should you have any questions regarding the application, please do not hesitate to contact me on 02382 542777 or email [gregory.anderson@pegasusgroup.co.uk](mailto:gregory.anderson@pegasusgroup.co.uk).

Yours sincerely,



**Gregory Anderson**

Planner

[gregory.anderson@pegasusgroup.co.uk](mailto:gregory.anderson@pegasusgroup.co.uk)

Enc.      Application documents as listed above