

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00885/DISCON
Applicant: Mr Daniel Corcoran
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Church Farm Washpit Lane Barlestone

Application to discharge Condition 9 (Biodiversity Management Plan) and Condition 12 (Landscape and Ecological Management Plan) 21/01395/FUL

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

Condition 9

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.

C9 Soft Landscaping Plan Received 7 September 2023

Condition 12

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:

- o Deliver the net gains set out in the metric
- o 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)
- o Include specification for creation of grassland, including species-mixes, and management through grazing or hay-cutting and removal of arisings
- o Include siting, design and future maintenance of bird and bat boxes
- o Include method for propagating, planting and maintaining Black Poplars
- o Include tree and hedge maintenance, including species-mixes, enhancement and gapping-up existing retained hedges
- o Include replanting of hedges removed for construction access visibility splays, including species-mixes.
- o 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.

C12 Landscaping & Ecological Management Plan - Received 7 September 2023

Consultees / Assessed by:
LCC Ecology

Conclusion / Summary:
Condition 9

The soft landscaping plan submitted in support of the discharge of condition 9 is acceptable to discharge the condition following consultation with LCC Ecology who requested the condition as the details within the plan demonstrate how the ecological value of the proposed development will be enhanced in accordance with Policy DM6 of the SADMP

Condition 12

The Landscaping and Ecological Management Plan assessed by LCC Ecology is acceptable to discharge condition 12. The plan demonstrates how they propose to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and secure BNG in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

Officer Recommendations:

Condition 9 Biodiversity Management Plan – Discharge

Condition 12 Landscape & Ecological Management Plan – Discharge

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