

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01178/DISCON
Applicant: Mr Daniel Corcoran
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Church Farm Washpit Lane Barlestone

Application to discharge conditions 7 (Archaeology), 8 (Archaeology/Position and materials on site), and to re-discharge 9 (Biodiversity Management Plan), 12 (Landscape and Ecological Management Plan) due to changes on C25 PRoW) attached to planning permission 21/01395/FUL

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

Condition 7

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:

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

**Received 5 February 2024
C7 & C8 WSI V4.1 Stoneshollow Solar Farm**

Condition 8

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.

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C8 Archaeological Excavation Interim Statement

C8 Table 1 – Building Material and Colour Finishes.

C8 PV layout - Drg No. 20210906_A017_3P495.dwg

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C7 & C8 WSI V4.1 Stoneshollow Solar Farm

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.

Received 5 December 2023

C9 - Detailed Soft Landscaping Plan - Drg No. P23-0657_EN_00_01

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 - Landscape & Ecological Management Plan - Received 5 December 2023

Consultees / Assessed by:

LCC Ecology
LCC Archaeology

Conclusion / Summary:**Condition 7**

A WSI has been prepared and assessed by LCC Archaeology. It details sufficient information for the full investigation to the site to enable Part 1 of Condition 7 to be satisfied as it demonstrates how the archaeological investigation and recording will be completed in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). The condition will be partially discharged for Part 1

Condition 8

Condition 8 was requested to secure the use of exclusion zones to mitigate significant archaeological buried remains identified during the evaluation. The applicant has chosen another method of mitigation being archaeological area excavation which has been reflected in the documents. The applicant confirms there are 'no areas for preservation in situ and as such there are no archaeological exclusion zones proposed on site'. Therefore, it is not necessary to retain the condition which LCC Archaeology have advised can be discharged based on it being redundant subject to the works under Condition 7 Part 1 and Part 2 are completed which will ensure that the necessary investigations are completed in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Note to Applicant:

In the event that the applicant chooses to revise their approach and incorporate an archaeological exclusion zone centred on Area 2 (as identified within the WSI) this position would then require re-evaluation of Condition 8

Condition 9

A detailed soft landscaping scheme has been submitted to update the plans with the approved PRoW Strategy (Condition 25) discharged under 23/00885/DISCON) and assessed by LCC Ecology as the applicant has applied to re-discharge the condition. The soft landscaping scheme details native species throughout and is considered acceptable as it demonstrates that it will enhance the ecological value of the proposed development in accordance with Policy DM6 of the SADMP

Condition 12

A landscape and ecological management plan has been re-submitted to update the plans with the approved PRoW Strategy (Condition 25) which has been discharged under 23/00885/DISCON) that details how the landscaping will be managed to ensure the protection of wildlife and supporting habitats are retained during the lifetime of the development and the proposed enhancement of the nature conservation value of the site is secured for 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 7 Archaeology – Part 1 Discharge (Partial Discharge of C7)
Condition 8 Archaeology – Part 1 & Part 2 Discharge
Condition 9 Biodiversity Management Plan – Discharge
Condition 12 Landscape & Ecological Management Plan – Discharge

Note to Applicant reference C8

