

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Split Decision - Discharge of Conditions

Mr Daniel Corcoran
C/o Mr Gregory Anderson
Pegasus Group
3 West Links
Tollgate
Chandlers Ford
Eastleigh
SO53 3TG

Details of Application:

Application Ref: 23/01178/DISCON
Proposal: 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
Location: Church Farm Washpit Lane Barlestone

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED** or **PARTIALLY DISCHARGED** these are categorised below:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support Part 1 of condition 7 are acceptable to the Local Planning Authority to enable Condition 7 to be **PARTIALLY DISCHARGED** to enable the Archaeological works to proceed:

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.

Received 5 February 2024

C7 & C8 WSI V4.1 Stoneshollow Solar Farm

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.

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

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.

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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

Important Notes to Applicant

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

Condition 7 has been PARTIALLY DISCHARGED to enable the proposed investigations to commence on site and once completed a final report is required to be submitted to apply to fully discharge Condition 7 (Part 2). A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 7 February 2024