

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00819/DISCON
Applicant: Avant Homes
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land Opposite Spring Acre Lychgate Lane

Application to discharge conditions 7 (Waste and Recycling), 12 (Construction Environmental Management Plan), 16 (EV Charging Points), 18 (Construction Traffic Management Plan), 23 (Biodiversity Net Gain Plan) from planning appeal decision APP/K2420/W/23/33217670 relating to planning application 22/00192/OUT

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

Condition 7

No occupation of any dwelling shall take place until a scheme that makes adequate provision for waste and recycling storage of containers and collection across the site has been submitted to and approved in writing by the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers. The approved details shall be implemented prior to the first occupation of each dwelling to which the waste facilities are associated and shall be retained thereafter.

Received 13 November 2024

3204-100-01 Rev B - Site Layout, Chestnut Acre (Bin Storage and Collection)

Condition 12

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall also include in which site preparation and construction works will take place. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Received 10 September 2024

C12 & C18 Site Compound

C12 & C18 Construction Management Plan

Condition 16

No development shall commence above foundation level until a scheme for the installation of electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full details of the location fitting and timetable for installation of the units. Development shall be carried out in accordance with the approved timetable and shall be retained thereafter.

Received 27 August 2024

C16 Site Layout EM-LLB-200 - Rev F (for Charging Locations only)

C16 epod - First Fix Electrical Requirements

C16 Homeowner leaflet
C16 Ohme - Proposal
C16 Ohme ePod Charger Specifications
C16 Ohme ePod UKCA DoC v1.0
C16 Site Layout Rev F

Received 18 June 2025
C16 EVC Discharge Letter

Condition 18

No development shall commence on the site until such a time as construction traffic management plan including as a minimum detail of wheel washing facilities, vehicle parking facilities and a timetable for their provision has been submitted to and approved in writing by the local planning authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Received 10 September 2024
C12 & C18 Site Compound
C12 & C18 Construction Management Plan

Condition 23

No development shall take place (including ground works or vegetation clearance) until a Biodiversity Net Gain Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be based on the submitted Biodiversity Net Gain metric spreadsheet (Sam Weston 05/05/2022) and shall provide a minimum of 1% net gain on the reported baseline habitat loss. The Plan shall include the following details:

- a) Location plan of the area(s) to be used for Biodiversity Net Gain;
- b) Description of existing habitats on and off site;
- c) Description of planned habitat creation/enhancement, including species;
- d) Baseline habitat data used to inform metric;
- e) Habitat creation/enhancement plans used to inform metric;
- f) Timetable for implementation of habitat creation/enhancement;
- g) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;
- h) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan;
- i) timetables for implementation.

The Plan shall be supported by up to-date Biodiversity Net Gain metric calculations for both the application site and the site for off-setting using the latest DEFRA version of the metric. The Plan shall be implemented in accordance with the approved details and shall be retained thereafter.

Received 27 August 2024
C23 Biodiversity Net Gain Metric

Received 20 September 2024
C23 Biodiversity Net Gain Management Plan
C23 Biodiversity Net Gain Plan Rev B

Consultees / Assessed by:
Compliance & Monitoring Officer
LCC Ecology
LCC Highways
Environmental Services Officer

Conclusion / Summary:

Condition 7

The Councils Waste & Recycling Officers have reviewed various plans which show proposed storage and collection points for each property. Unfortunately, the plans do not show collection points for wheeled bins at an adopted boundary for some plots within this site as it is not in accordance with the LPA's Waste and Recycling Policy and are not in acceptance of the details provided. The LPA have requested details on various occasions, but no further plans have come forward therefore the condition remains undischarged.

Condition 12

Details have been submitted and assessed by the Councils Environmental Services Officer who is satisfied that the proposed mitigation measures demonstrate how the developer proposes to assist in minimising noise, dust, vibration, hours together with air quality and contamination as well as how they control of these measures and monitor them throughout the construction period to minimise disruption to neighbouring residents. The LPA is satisfied that the condition is eligible for discharge.

Condition 16

A Plan showing locations of charging points to be installed to each of the plots being provided across the site together with details of the type of charger to be installed together with a homeowner leaflet which will assist how to use them. An email/statement has been provided that confirms that a EVC point will be made available to use prior to occupation of that plot which will ensure that the development is provided with electrical vehicle charging points to encourage the use of electrical vehicles once implemented and therefore the condition can be discharged

Condition 18

Together with the environmental construction plan, information has been submitted to propose how the developer manages the traffic. A designated parking area and compound with ancillary services will be provided on the application site which will reduce visitors or employees parking on streets nearby. A wheel wash facility will be provided at the entrance / exit of the site where if muddy wheels can be washed to avoid excessive mud on the roads together with a preferred traffic construction route plan which will be informed to those visiting the site. The details are found to be acceptable by the Local Highway Authority and therefore the condition is eligible for discharge.

Condition 23

A biodiversity net gain matrix, plan and management has been submitted in support of condition 18 and assessed by LCC Ecology for their acceptance. The matrix / details confirm that off-site credits will be purchased. Whilst LCC Ecology are happy with the details on how they propose to improve biodiversity which includes the purchase of credits. LCC Ecology would like to see proof of the credits purchased prior to the condition being fully discharged and the developer has agreed with this approach. The condition does not allow the LPA to partially discharge the condition, and to ensure that credits are purchased the condition remains undischarged until the developer can demonstrate the credits have been purchased.

Officer Recommendations:

Condition 7 Waste & Recycling – Not Discharged

Condition 12 Construction Environmental Management Plan – Discharge

Condition 16 EV Charging Points - Discharge

Condition 18 Construction Traffic Management Plan – Discharge

Condition 23 Biodiversity Net Gain – Not Discharged

Note:

It has been agreed with Avant Homes that the LPA determine the application as it stands, with agreement to send in a new approval of details reserved by condition application which will solely address the outstanding pre-commencement conditions