

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00100/DISCON
Applicant: Klara Crowley
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North And South Of Lychgate Lane Burbage

Application to discharge condition 16 (Methodology Of Soil Stripping) attached to planning permission 22/00739/FUL

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

Condition 16

Prior to the commencement of development, a methodology for any proposed soil stripping, storage and replacement shall be submitted to and agreed in writing by the Local Planning Authority. The approved methodology shall subsequently be complied with during the site development and decommissioning phases.

C16 Soil Management Plan _H&B_FINAL.v5 – Received 27 August 2025

Consultees / Assessed by:

LCC Ecology
LCC Archaeology
LCC Highways
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 16

A Soil Management Plan has been submitted and reviewed by the relevant consultees. The plan provides a comprehensive methodology for soil removal to facilitate the installation of cables and inverter connectors associated with the proposed solar panel development. It outlines the procedures for stripping and storing soils on either side of the trenches, ensuring clear separation between topsoil and subsoil layers, and details the reinstatement process to minimise the risk of contamination throughout the removal, storage, and replacement phases.

All soil handling activities will be undertaken in accordance with the guidance set out in the appendices of the *Good Practice Guide for Handling Soils*, specifically:

- **Sheets A, E, and I** – soil stripping
- **Sheets B and G** – soil storage
- **Sheet C** – excavation of storage mounds
- **Sheets D and H** – soil replacement
- **Sheet N** – soil loosening

The stripped soil will be temporarily stored in two designated locations: one to the north of the site within the Hinckley and Bosworth Borough Council (HBBC) boundary, and the other to the south within the Blaby District boundary. The storage mounds will not exceed 3 metres in height, will not impact nearby residential properties, and will be grassed to ensure a visually acceptable appearance from Lychgate Lane Cemetery.

The Local Planning Authority (LPA) considers the submitted plan to adequately demonstrate a robust approach to soil management within the construction areas. The proposed

measures are consistent with best practice principles aimed at safeguarding soil quality and biodiversity and support the restoration of the land to productive agricultural use. This approach aligns with the objectives of the *National Planning Policy Framework (2023)* and provides sufficient justification for the discharge of Condition 16.

It is noted that Blaby District Council have already discharged their condition 17 on application 25/00123/DOC

Officer Recommendations:

Condition 16 Methodology of Soil Stripping – Discharge

LCC Archaeology Note: Soil Stripping in archaeological areas is to be approved within the Written Investigations for the site under Condition 26 which will includes the requirement for a methodology for the implementation of the proposed meadow flower planting.