

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00226/DISCON
Applicant: Mr Dave Walgate
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land South of Markfield Road Ratby

Application to discharge C2 (Landscape Ecological Management Plan) C8 (Play and Open Space Scheme) attached to planning permission 24/00461/REM

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

Condition 2

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- A. description and evaluation of the features to be created/enhanced
- B. aims and objectives of management
- C. appropriate management options for achieving aims and objectives
- D. prescriptions for management actions
- E. work schedule
- F. species/seed mixes to be planted/sown
- G. ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

Received 16 April 2025

C2 10783 Land West of Ratby Phase 2 LEMP & Fig Rev A

Received 30 May 2025

C2 & C8 10783-FPCR-XX-XX-DR-L-0009-0012-P09-Detailed Landscape Plan

Condition 8

No development shall commence until a scheme for the provision of Children's Equipped Play Space and LAP on site is submitted to and approved in writing by the local planning authority. The scheme shall include the number and type of play equipment items, their design, materials, surfaced path details to the LEAP and a timeframe for implementation. The scheme shall be implemented in accordance with the agreed details.

Received 28 July 2025

C8 - 2311_0114-P04 Local Equipped Area of Play

Consultees / Assessed by:

LCC Ecology
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 2

Revision A of the Landscape Ecological Management Plan (LEMP) has been submitted following feedback from LCC Ecology, who assessed its suitability for discharging Condition 2. Initially, LCC Ecology were satisfied that the LEMP provided a comprehensive description and evaluation of the ecological features to be created or enhanced. The plan clearly outlined the aims and objectives for managing the development site, including the methods by which these goals would be achieved.

The LEMP and accompanying landscape plan identified the species and seed mixes to be planted, as well as the approach to ongoing management and monitoring. One concern raised was the absence of a key distinguishing between ornamental and native hedge types. This was addressed in Revision A, which introduced an additional colour in the key to differentiate between the two.

As a result, the Local Planning Authority (LPA) is now satisfied that the plan demonstrates how the ecological value of the development will be appropriately enhanced, managed, and maintained in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016), and the requirements of the National Planning Policy Framework (NPPF).

Condition 8

An equipped open space scheme was submitted and assessed by the Compliance & Monitoring Officer, the initial scheme was split into two areas which lacked connection to each other and pathway to its access along with secure fencing and shrub / soil mound which wasn't attractive or provide any equipment on. A revised scheme was submitted which details a tarmac path around the area leading to the open space path, steel top bow fencing with self-closing gates, and safety surfacing to all of the play area in green and brown with an interactive hopscotch. There are 6 pieces of equipment (swings, play unit with slide, accessible roundabout, seesaw and climbing pyramid and a springer) along with a trim trail feature of 3 pieces which are linked. Benches and bins are suitably located together with a free-standing sign. The casual open space is also detailed on the plan. A costing has also been provided which ensures that the scheme meets the terms of the obligations within the section 106 agreement. The LPA is satisfied that a satisfactory and appropriate provision of onsite play space is going to be provided for the development in accordance with Policy 19 of the Core Strategy and the requirements of the NPPF.

Officer Recommendations:

Condition 2 LEMP – Discharge

Condition 8 Childrens Equipped Play Space - Discharge