

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00044/DISCON
Applicant: Mr Lewis Creed
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Land North Of Hill Top Farm Hill Top Earl Shilton

Application to discharge conditions 7 (Badger Mitigation Strategy), 16 (Landscape Ecology Management Scheme) and 18 (Reptile Mitigation Strategy) attached to planning permission 21/00135/OUT

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

Condition 7

Prior to commencement of development a badger mitigation plan shall be submitted to and approved in writing by the local planning authority including updated badger surveys. In order to maintain habitat connectivity and reduce badger casualties, the mitigation strategy should also include traffic calming measures such as rumble strips to be installed where the spine road intersects retained green corridors through the development. The mitigation measures shall be implemented in accordance with agreed details and timeframes.

C7 - Badger Mitigation Strategy – Received 24 January 2025

Condition 16

Prior to commencement of development a landscape and ecology management plan shall be submitted to and approved in writing by the local planning authority. The plan shall provide details on the mitigation and management measures required by this development to ensure that the flora and fauna is appropriately considered and protected. The development shall only be carried out in accordance with the approved details and timescales.

C16 - Landscape and Ecology Management Plan – Received 24 January 2025

Condition 18

Prior to commencement of development a badger mitigation plan shall be submitted to and approved in writing by the local planning authority including updated badger surveys. In order to maintain habitat connectivity and reduce badger casualties, the mitigation strategy should also include traffic calming measures such as rumble strips to be installed where the spine road intersects retained green corridors through the development. The mitigation measures shall be implemented in accordance with agreed details and timeframes.

C18 - Reptile Mitigation Strategy - Received 24 January 2025

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:

Condition 7

A badger mitigation strategy has been submitted that contains proposed mitigation, as there are continued risks to badgers throughout the development process. LCC Ecology have advised that the proposed mitigation is acceptable subject to it being strictly followed during the construction particularly in relation to supervised vegetation clearance and the ongoing

monitoring of the site by the Ecologist. The details demonstrate how the badgers are to be protected in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and Section 15 of the NPPF.

Condition 16

The Landscape Ecological Management Plan has been submitted in support of Condition 16 and assessed by LCC Ecology. LCC Ecology are satisfied that the management plan provides a suitable ongoing maintenance regime and monitoring to protect and retain and enhance the ecological value of the landscaping and to protect flora and fauna in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016.

Condition 18

A reptile mitigation strategy has been submitted that contains proposed mitigation measures to help protect reptiles that have been found within the development site. LCC Ecology have assessed the contents within and are satisfied that the strategy demonstrates acceptable mitigation to reptiles that are protected in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and Section 15 of the NPPF.

Officer Recommendations:

Condition 7 Badger Mitigation Strategy - Discharge

Condition 16 Landscape Ecology Management Plan - Discharge

Condition 18 Reptile Mitigation Strategy – Discharge