

Ref: 25/00713/FUL
Description: Change of use of land for the siting of self-storage containers
Address: Ivy House Farm, Bilstone Road, Congerstone, Leicestershire, CV13 6LW
Applicant: Tim Sinnott

Landscaping Plan

1. Introduction

This statement is submitted on behalf of Mr T Sinnott in support of an application to discharge the pre-commencement landscaping condition attached to the planning permission for a change of use at Ivy House Farm, Bosworth Road, Nuneaton, CV13 6LW.

The condition requires that no development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, together with an implementation scheme, has been submitted to and approved in writing by the local planning authority (Hinckley and Bosworth Borough Council).

This statement sets out the proposed hard and soft landscaping scheme and boundary treatment with reference to the approved drawings listed in Section 2 below, and confirms the proposed implementation programme.

2. Supporting Drawings

The following drawings are submitted in support of this condition discharge application:

Drawing Number	Drawing Title	Date / Revision
J1008911-11a	Proposed Habitat Plan (1:500 @ A1 Portrait) – illustrating the extent of the application site, the proposed BNG tree planting area, areas of modified grassland, existing vegetation to be retained, and the layout of the storage use	May 2026
J1008911-14	Planning – Fencing Detail (1:20 @ A3 Landscape) – illustrating the proposed steel mesh panel security fencing, 2.0 metres in height	June 2025

3. Hard Landscaping and Boundary Treatment

The boundary treatment proposed for the site comprises steel mesh panel fencing, 2.0 metres in height, as shown on Drawing J1008911-14. This form of fencing is a robust and functional treatment appropriate to the operational storage use proposed. The fencing will define the application site boundary and the perimeter of the container storage area.

Existing hedgerows along the southern and eastern boundaries of the site are to be retained in their entirety, as annotated on Drawing J1008911-11a. These provide an established and effective

means of screening the site from the wider countryside and make a positive contribution to the biodiversity value of the site.

4. Soft Landscaping Scheme

The soft landscaping scheme is informed by the biodiversity net gain (BNG) proposals for the site and is illustrated on Drawing J1008911-11a. The scheme comprises the following elements:

- Tree planting – 48 small trees are proposed within the designated BNG area located at the southern end of the site, as annotated on the block plan. The species, spacing, and pit specification will be in accordance with the approved BNG proposals for the site.
- Modified grassland – an area of approximately 415m² of modified grassland is proposed at the southern end of the site, contributing to the habitat enhancement strategy.
- Existing planted trees – two areas of existing planted trees within and adjoining the site are to be retained in situ, as annotated on Drawing J1008911-11a.

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5. Implementation Scheme

It is proposed that all hard landscaping and boundary treatment works will be carried out concurrent with the commencement of the proposed development.

All soft landscaping works, including the proposed tree planting and modified grassland, will be carried out within one planting season of the commencement of the approved development.

The soft landscaping shall thereafter be maintained for a minimum period of five years from the date of planting. During this period, any trees or shrubs which die, are removed, are damaged, or become seriously diseased shall be replaced during the next available planting season with trees or shrubs of a similar size and species to those originally planted, unless the local planning authority specifies otherwise in writing.

6. Conclusion

It is submitted that the details provided within this statement and the accompanying drawings are sufficient to fully discharge the pre-commencement landscaping condition. The proposed scheme provides a functional and appropriate boundary treatment through the use of steel mesh panel fencing, retains existing hedgerows and planted trees of ecological and screening value, and delivers meaningful soft landscaping and biodiversity net gain through the proposed tree planting and modified grassland at the southern end of the site.

It is respectfully requested that Hinckley and Bosworth Borough Council approve these details accordingly.