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WOODLAND MAINTENANCE & MANAGEMENT PLAN

Midland Distribution Centre
Markfield Road
Groby
Leicestershire
LE6 0FS

Consultant: Dr. Stefan Bodnar
BSc (Hons) PhD MCIEEM

Position: Ecological Consultant

Report Ref: 257232WMP

Report Date: 15th April 2025



BRIEF

Reports4Planning has been appointed to collate a Woodland Maintenance and Management Plan to satisfy Condition 11 of Hinckley & Bosworth Borough Council planning permission 20/01284/FUL related to re-development of the site.

The details of the Condition are reproduced below:

11. Prior to commencement of development a Woodland Management Plan including long term objectives, management responsibilities, replacement planting details and maintenance schedules for identified Areas C and D of the application site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Woodland Management Plan details.

Reason: To ensure that the woodland is conserved and protected and any work carried out within a reasonable timeframe and thereafter appropriately maintained in accordance with Policy 21 of the Core Strategy and Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

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APPENDICES

APPENDIX 1: – DECISION NOTICE 20/01284/FUL

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1.0 INTRODUCTION

1.1 Background

Reports4Planning has been appointed to collate a Woodland Maintenance and Management Plan to satisfy Condition 11 of Hinckley & Bosworth Borough Council planning permission 20/01284/FUL related to re-development of the site.

1.2 Site Location

The subject site forms a complex of industrial units operated by Keltruck, located on the north western fringes of Groby, Leicestershire, approximately 8 kilometres north west of Leicester city centre.

The site is located at Grid Reference SK 515 308 (451570, 307812).

An aerial view of the site location is shown below in Figure 1.

Figure 1: Satellite Image of Site

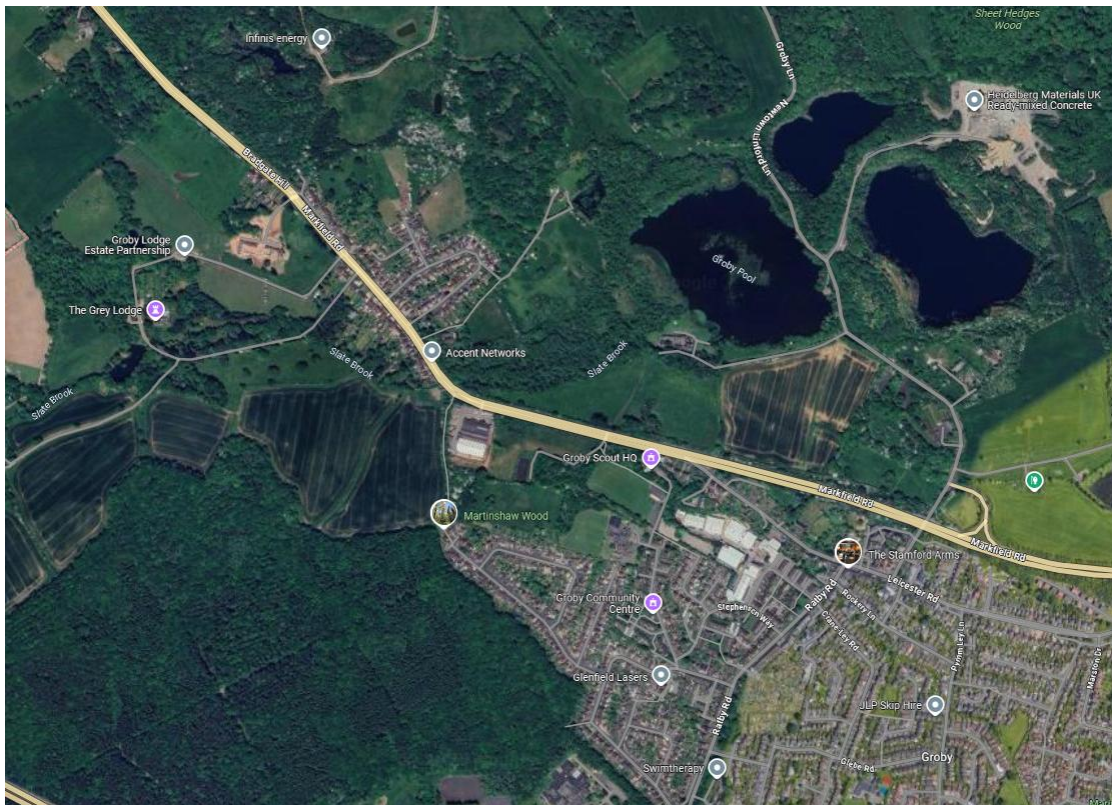


Map data 2025© Google

1.3 Site Description

The proposed development site supports existing industrial facilities and hardstanding, with a variety of land uses in the vicinity (see Figure 2). To the south is an area of deciduous woodland that is impacted by the works and forms the basis of the condition. The site is bordered to the north by the A50 Markfield Road, beyond which is the Groby Pool and Woods SSSI. The National Forest Way public footpath runs along the western side of the site, beyond which lies arable farmland.

Figure 2: Satellite Image of Local Area around Proposed Development



Map data 2025 © Google

1.4 Brief Description of Project

See below and refer to planning application for full details. The development removes areas of grassland and scrub to the north east and also part of the deciduous woodland to the south of the site. Compensation in regard to grassland retention (area as agreed on plan), and shown on landscape plans (ATC Design and Build), new woodland and tree/hedge planting and a new wildlife pond are proposed to offset any losses and to create a net biodiversity gain on site.

Figure 3: Proposed Site Plan Layout showing Proposed Landscaping



Figure 4: Proposed Landscaping Detail



1.5 Existing Documentation and Recommendations

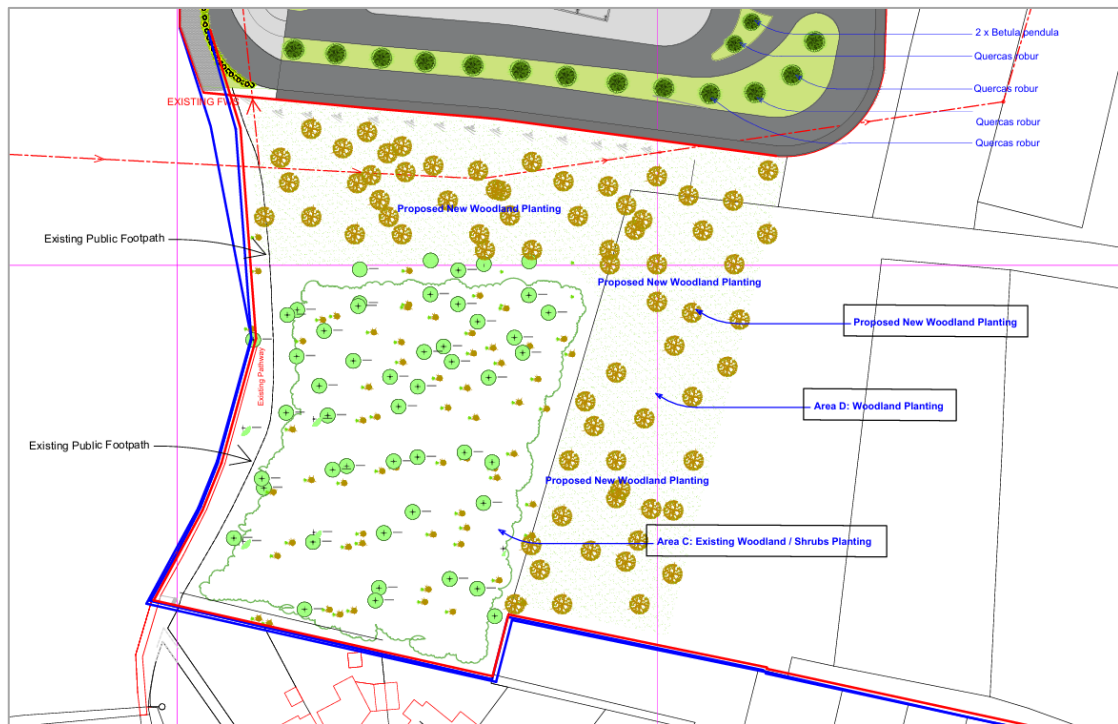
A range of previous documents have been produced that have advised the terrestrial landscaping design, maintenance of retained features and mitigation for specific species, as follows:

- CEMP, Dr. S. Bodnar - Reports4Planning 2025
- BEMP, Dr. S. Bodnar - Reports4Planning 2025
- Landscape Plans, ATC Design and Build 2023-24.

2.0 ECOLOGICAL PROTECTION & WOODLAND MANAGEMENT

Ecological Enhancement has been incorporated into the design (see landscape plans: ATC Design and Build) shown below in relation to the woodland management areas:

Figure 5: Landscaping Detail showing Woodland Areas



Two areas are specified

- Existing woodland to be under a management plan; and
- New woodland areas (circa 0.5ha) to be planted and managed appropriately.

2.1 Existing Woodland

A range of previous documents have been produced that have advised the terrestrial The existing ecological baseline of the woodland area and area to east where habitat creation is planned is described below:

- The woodland to the south comprises what appears to be a plantation of mainly native species (English oak, elder, hawthorn, holly, occasional yew, to the extreme south dominated by goat willow exclusively. Minimal ground flora but bluebell noted in two locations.
- The grassland to the east of this comprises a cocksfoot-dominated sward, category 'other neutral grassland' in UKHab. There is a hollow depression

where there are established English oak (*Quercus robur*) trees. These are mature / early mature in age, with snowdrops evident in the ground flora .

See images below:

Deciduous woodland:

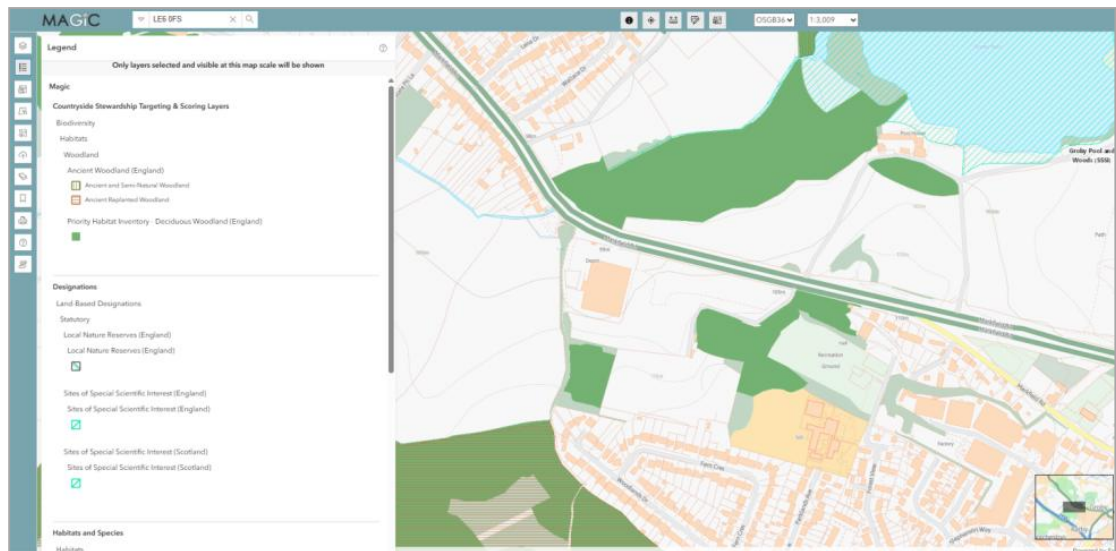


Grassland / tree grove
to south east:



The existing woodland is recorded as Priority Habitat: deciduous woodland on the Natural England 'Magic' website: (see Figure 6):

Figure 6: Magic Map showing Priority Habitats



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The existing woodland is a mixture of mainly native trees, that have apparently been planted, although the exclusively willow area to the south is probably self-set. It lacks an extensive shrub layer, with ground flora depleted and little deadwood habitat. The species mixture does not resemble a natural assemblage for the area and there is limited age structure. Trees are mostly too young to have developed decay features suitable for hole nesting birds and bat roost formation.

The objectives for this area are

- **Diversify age structure;**
- **Diversify and increase ground and shrub layers;**
- **Increase deadwood habitat;**
- **Planting to increase the resemblance of the woodland area to Natural assemblages;**
- **Provision of features for bats, birds and herpetiles.**

2.2 New Woodland

The new woodland area extends to approximately 0.5ha and already has a small grove of existing English oak trees present. These should be incorporated into the new woodland area and the existing ground flora in this area protected during works.

The key objective is to create a diverse naturalistic assemblage of tree canopy and understorey species, planted as feathered whips and appropriate ground preparation, establishment and protection.

3.0 EXISTING WOODLAND AREAS

It is not considered that any significant health and safety works or thinning is required to existing planting in years 1-2. The following measures are required:

1. Use any felled timber from site and brash to create log and brash piles to increase deadwood. This will also benefit herpetiles, and allow development of bramble areas within the woodland.
2. Gap planting (where there are natural glades) of understorey species, specifically Hazel (*Corylus avellana*), Field maple (*Acer campestre*), Dogwood (*Cornus alba*), Honeysuckle (*Lonicera periclymenum*), Guelder rose (*Viburnum opulus*). Appropriate plantings specifications, and protection to establishment, replacement of dead saplings in years 1-5. (Plantings specifications detailed later in report).
3. Erect 10 x bat boxes in the varieties shown below:

Figure 7: 5 x Kent bat box:

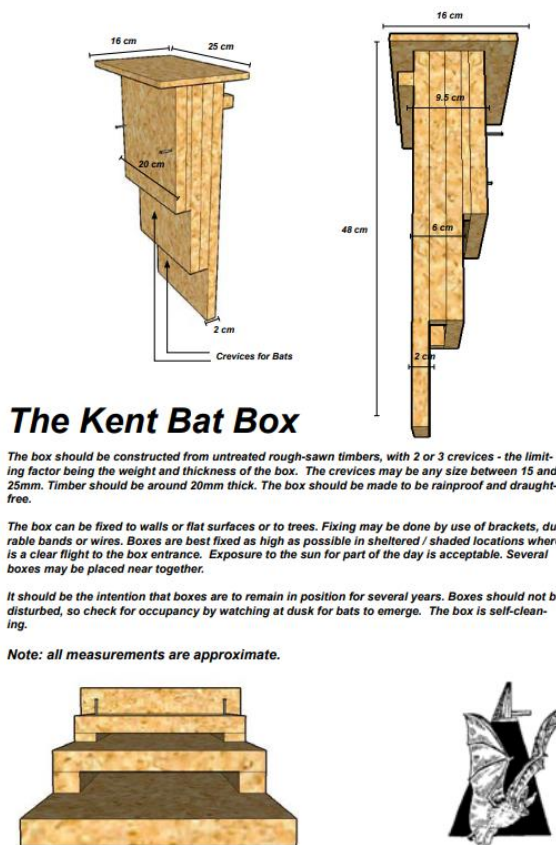


Figure 8: *2 x Hibernation boxes (Schwegler 1FW)*



Figure 9: *3 x Schwegler 1FF bat box or equivalent*



4. Erect 15no. bird boxes in the varieties shown below:

Figure 10: 5no. Starling nest boxes (Woodstone)



Figure 11: 5no. hole nesting tit boxes (Woodstone)



Figure 12: *3no. treecreeper nestboxes*



Figure 13: *2no. Tawny owl nestboxes*



4.0 NEW WOODLAND AREAS

Typical of acidic lowland woodland, see mixture below: source Woodland Trust: woodland creation guide:

Acidic Lowland – groves (AL-gr) >70% canopy cover	Acidic Lowland – open wooded habitats (AL-owh) 20–70% canopy cover	Acidic Lowland – glades (AL-gl) <20% canopy cover
Trees: pedunculate oak, sessile oak (local), silver birch, downy birch (local), hazel, beech (local), hornbeam (local), holly Field-layer positive indicator examples: bluebell, creeping soft grass, wood anemone, honeysuckle, scaly male fern, male fern, ivy, broad-buckler fern, wood sorrel, butcher's-broom, and mosses, including <i>Mnium hornum</i>, <i>Plagiothecium undulatum</i>, <i>Thuidium tamariscinum</i> Relationship to NVC: the denser wooded groves (e.g. NVC W10, W14, W15 W16, transitional to W11 and W17 on edge of range).	Trees: pedunculate oak, sessile oak (local), silver birch, downy birch, hawthorn, rowan, holly, aspen, hazel, goat willow, grey willow, crab apple, wild cherry, beech (local), hornbeam (local) Field-layer positive indicator examples: wild roses, brambles, pignut, heather, bilberry, raspberry, wavy hair grass, heath speedwell, common dog violet, betony, heath cudweed, bitter vetch, honeysuckle, bluebell, wood spurge, common cow-wheat, slender St. John's-wort, goldenrod, greater wood rush, false oat-grass, Yorkshire fog, cock's-foot, climbing corydalis, greater stitchwort, tufted hair grass, hairy wood rush, creeping soft grass, hogweed, rosebay willowherb, gorse, broom, bracken, foxglove, red campion, wood sage, plus any additional species from either AL-gr or AL-gl lists Relationship to NVC: more open wooded patches (e.g. NVC W10, W16) in mosaic and transition to scrub (e.g. W23, although some scrub ecotones not well described by NVC), acid grassland and ferns (e.g. NVC U4, U2, U20) and acidic heath vegetation (e.g. transitional to H4, H8, H9, H12, H18).	Trees: pedunculate oak, sessile oak (local), silver birch, downy birch, hawthorn, rowan, holly, aspen, hazel, goat willow, grey willow, crab apple, wild cherry, beech (local), hornbeam (local), blackthorn, elder, guelder rose Field-layer positive indicator examples: heath bedstraw, tormentil, heather, bilberry, Yorkshire fog, sheep's fescue, red fescue, common bent grass, sweet vernal grass, common sorrel, heath speedwell, gorse, wild roses, wavy hair grass, sweet vernal grass, early hair grass, sheep's sorrel, changing forget-me-not, trailing tormentil, betony, bitter vetch, common dog violet, harebell, Cladonia lichens, mouse-ear hawkweed, and mosses, including <i>Rhytidiadelphus squarrosus</i> Relationship to NVC: scattered trees and scrub among more open semi-natural acid grassland and fern vegetation (U1, U2, U3, U4, U20) and acidic heath vegetation (e.g. H4, H8, H9, H12, H18).

Use a mixture of the types above to create a woodland planting with open habitats and glades. Planting at 2m centres. Feathered whips. Planting mixture:

- Pedunculate oak 25%
- Silver birch 10%
- Hawthorn 5%
- Hazel 10%
- Holly 10%
- Rowan 10%
- Goat willow 5%
- Crab apple 10%
- Guelder rose 5%
- Wild cherry 5%
- Beech 5%

Under planting with woodland mixture. Mixture below: (source RHS), planted as plug plants, 50 of each species within the new woodland area:

- *Helleborus foetidus* (stinking hellebore)
- *Stachys officinalis* (betony)
- *Anemone nemorosa* (wood anemone)
- *Ajuga reptans* (bugle)
- *Digitalis purpurea* (foxglove)
- *Silene dioica* (red campion)
- *Hyacinthoides non-scripta* (English bluebell)
- *Primula vulgaris* (primrose)

5.0 ESTABLISHMENT PLANTING

5.1 Time of Year for Planting

Bare-rooted trees should be planted from November to March before they come into leaf. Container trees can be planted all year round but require regular and heavy watering if planted during the summer. Planting should be avoided during droughts, hard frosts (most likely in January and February) or particularly cold, windy periods. Generally it is best to plant in late autumn/early winter while the soil still has some warmth. This allows the tree to become established before spring. In wet areas early spring planting may be preferable to minimise the risk of compaction, waterlogging and uprooting in winter-gales.

5.2 Planting

Pit planting is preferable if planting big trees with larger root systems or if the soil is poor. The hole should be no more than 50 cm deep and just wide enough to accommodate the roots without bending them. It can be dug mechanically but back-filling should be done by hand to avoid root damage. The hole should be dug as soon before planting as possible and covered, if necessary, to prevent it filling with water. If this does happen the hole must be allowed to drain thoroughly and the bottom dug over before planting. The removed soil should be put in separate piles, one for the turf, one for the topsoil and one for any subsoil. Removing large stones and breaking up the bottom and sides of the pit will allow better drainage and root penetration. A stake should be driven vertically into the bottom of the hole before planting so the tree's roots can be arranged around it. To prevent stake and tree rubbing, the stake should be put on the upwind (usually the south-west) side of the tree so the prevailing wind blows the tree away from it. The stake should extend 30 cm above ground level and allow for the stem of the tree to be about 10-15 cm away from it. Some topsoil (not the removed turf) should be placed in the bottom of the hole to bed the roots on. The tree should be placed in the hole so the root collar (the original soil mark on the trunk) is level with the top of the hole. Figure 4 planting big tree The tree should be rotated to obtain the best fit ensuring the roots are spread out, at the correct depth and the tips not pointing upwards. Damaged or excessively long roots should be trimmed to fit the hole rather than twirled round the sides. The hole can then be backfilled with the remaining soil, whilst shaking the tree gently and ensuring it stays vertical. Organic matter should not be added as this can damage soil structure and create drainage sumps. Slow-release fertiliser should only be added to the topsoil on very poor soils as overfertilising discourages the roots from spreading beyond the

planting pit into the surrounding soil. It may also prevent the young trees establishing a relationship with beneficial mycorrhizal fungi in the soil.

If the site is on recently cultivated or fertilised ground some leaf mould or soil from land unaffected by agri-chemicals should be added to the planting pit to ensure the tree is inoculated with mycorrhizal fungi. Mycorrhizal powder can also be used, which should be sprinkled on and immediately around the roots. The soil needs to be gently firmed in as it is added, to remove any air pockets and firmly anchor the roots, taking care not to compact it. Overfilling the hole by 3-6 cm will allow for the soil compressing and settling slightly, so the final soil level in the hole is not below the surrounding ground level. The final soil level should be at the root collar. Shallow planted trees may dry out or be loosened by the wind while those planted too deeply may rot. To avoid disease and prevent the scion from rooting the grafting union should be kept a minimum of 75 mm above ground level and clear of any mulching material.

5.3 Staking

Maidens can be established successfully without staking but standards and half standards require a low stake. This protects the root collar and grafting union from excessive shaking until the root system becomes established. A low stake, no more than 30 cm high, allows the whole tree to sway in the wind. This stimulates the entire stem to thicken from the root collar upwards and encourages the roots to spread out and anchor the tree. Over time this will create a stout trunk that tapers evenly from base to crown and can flex under the force of wind or vandalism. Trees staked at the top of the stem just beneath the crown so that the trunk cannot move develop thin, weak stems, which may actually thicken above the tie in response to the crown swaying. Trees with a stem-builder may need a tall stake initially however, to prevent the tree splitting at the higher grafting union. The stake should be fastened to the tree above the grafting union with a suitably flexible tie that holds the tree firmly upright but allows some movement. If the tie does not have a separate piece to prevent rubbing, it can be passed around the tree to form a 'figure of eight'.

5.4 Guards

Appropriate rabbit guards will be used to protect young trees.

Rabbits and hares can eat shoots and strip bark. Consequently tree guards are usually necessary from the outset to protect newly planted trees from damage. Page 6 Natural England Technical Information Note TIN014 Traditional orchards: planting and establishing fruit trees Guards can also protect trees from machinery and vandalism and prevent poaching around the base. Guards should not be fastened to the tree or rub against, constrict or damage it in any way. They should be durable and of the correct height and width to prevent damage. The specification will vary depending on the stock type. Neighbouring stock should be considered if boundary fences are not stock-proof (ie there is little point erecting sheep-proof guards if the neighbouring cattle can get into the orchard). If the tree threatens to rub against the top of the guard as it moves in the wind, flexible rubber strips or a similar elastic material (bicycle inner tubes or old tights are ideal) can be tied round the top of the trunk and fixed to each side of the top of the stake. These should allow the trunk to move, but not enough to touch the side of the guard. The same method can be used to support trees with a stem-builder. Alternatively, on narrow guards a strip of rubber tubing can be fastened around the top edge of the guard. Guards should allow access to the tree to carry out formative pruning, apply mulch or clear vegetation around the base. Depending on the type of guard it may be possible to allow access by attaching one side of the netting or barbed wire using hooks rather than nailing down, so that it can be unfastened when necessary.

5.5 Weed control

To reduce competition for water and nutrients while the tree is establishing itself a 1 m diameter circle should be kept clear of all vegetation and maintained for at least the first 3 years after planting. This can be achieved by careful use of an appropriate herbicide (making sure to avoid the trunk), by hoeing (taking care not to damage the roots), by using weed suppressing membranes or mats, or by mulching. Mulching (again avoiding the trunk) is preferable. As well as suppressing weeds it helps retain soil moisture, raises soil temperature in the spring and breaks down to provide a slow release of nutrients. Straw, wood chippings or well-rotted farm yard manure can be used. Previously composted mulch is preferable as fresh wood chippings or straw will temporarily lock up nitrogen as they start to decay. This can be alleviated by applying the mulch in the autumn so it begins to break down while the tree is dormant. Mulch should be replenished as necessary maintaining a layer 5 cm deep.

5.6 Watering

Newly planted trees require watering when planted and regularly in the first weeks after, with the ground thoroughly wetted to ensure the water reaches the roots. Depending on soil and weather conditions further watering may be necessary during the first few summers. Failure to water may lead to poor growth, smaller and fewer fruit or even the death of the tree.

5.7 Ongoing management

The level of care in the first five years after planting is important in helping the tree become established. Most problems with establishing young fruit trees are caused by neglect and lack of management. Regular attention early on will help identify any problems as soon as they arise, when they will be easier to address.

6.0 FIVE- AND TWENTY-FIVE YEAR MANAGEMENT PLAN

Timing of planting and landscaping details will be provided by the landscape contractor, who will also specify the timing of subsequent operations.

6.1 Trees (both New and Existing)

Annually the grounds maintenance contractor will be responsible for removing any dead or diseased plant matter and branches overhanging in a manner which interferes with the use of the footpath/highway/roads/paths/car parking. Trees will only be pruned where necessary for H&S reasons or where they obstruct or affect the safe use of the property, ensuring the trees remain as natural-looking as possible. Any trees which are subject to Tree Preservation Orders will be protected and any work undertaken only by a tree surgeon and with the prior approval of the Local Planning Authority.

6.2 Establishment maintenance

All planting shall be maintained for a period of 5 years from planting. Maintenance operations shall include:

1. Weed control: All planting areas to be kept weed free by hand weeding or herbicide treatment. Top up mulch as required to a minimum depth of 75mm.
2. Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well shaped specimens.
3. Checking trees: All tree stakes and ties are to be checked and adjusted if too loose, tight or if chaffing is occurring. Any broken stakes to be replaced.
4. Replacement planting: replace all plants which are missing, found dead, or failing to make satisfactory extension growth to ensure full stocking levels within planting beds.

Bird and bats boxes:

It is considered that once properly installed no maintenance of these structures will be required.

APPENDICES

APPENDIX 1: DECISION NOTICE 20/01284/FUL

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Kelproperties LTD
Crowe Morgan
Saint Georges Street
Douglas
Isle Of Man
IMI 1AH

Name and Address of Agent (if any)

Mr Alan Crossley
ATC Design and Build LTD
Drayton Lodge
Lower Drayton
Brimfield
Ludlow
Shropshire
SY8 4NX

Part I - Particulars of Application

Date of Application

30 November 2020

Application No.

20/01284/FUL

Particulars and location of development :

Demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B2) with ancillary offices and welfare floorspace, parking together and new access

Unit 2 Midland Distribution Centre Markfield Road Groby Leicester

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be carried out in accordance with the following amended plans:

- ATC 1110.01a Site Plan showing Land Ownership
- ATC 1120.01b Existing Site Location Plan
- ATC 1120.02b Existing Location Plan showing land contours
- ATC 1120.3b Topographical Survey
- ATC 1120.05p Proposed Block Plan

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

- ATC 1120.07k Proposed Block Plan showing Landscaping
- ATC 1120.08j Improvements to Public Footpath
- ATC 1004.07c Westermans Workshop and Offices Proposed Ground Floor Plan
- ATC 1004.08c Westermans Workshop and Offices Proposed First Floor Plan
- ATC 1004.09 Westermans Workshop and Offices Proposed Elevations
- ATC 1015.03 Keltruck Workshop and Offices Existing Ground Floor
- ATC 1015.06 Keltruck Workshop and Offices Existing Elevations
- ATC 1015.04a Keltruck Workshop and Offices Proposed Ground Floor
- ATC 1015.05a Keltruck Workshop and Offices Proposed First Floor
- ATC 1015.07 Keltruck Workshop and Offices Proposed Elevations

Reason: To ensure the development is carried out in accordance with the agreed, amended details.

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the buildings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. No development shall take place until a scheme which makes adequate provision for waste and recycling storage of containers and collection across the site has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided to facilitate collection of waste via a registered waste carrier.

Reason: To ensure the bin storage on site is not detrimental to the character and appearance of the area and waste can be collected satisfactorily in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. Site preparation and construction shall be limited to the following hours:
 - Monday - Friday 07:30 - 18:00
 - Saturday 08:00 - 13:00
 - No working on Sundays and Bank Holidays

Reason: To help protect the amenity of neighbouring residential properties in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

6. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

7. Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Drainage Strategy Report (Revision 05) received October 2023 has been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The drainage system shall incorporate the appropriate level of treatment trains to improve water quality before discharging into the downstream system.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

8. Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

9. Prior to commencement of development details in relation to the long term maintenance of the sustainable surface water drainage system on the development shall be submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan should include responsibilities and schedules for routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

10. No development shall take place until a scheme of hard and soft landscaping works including suitable boundary treatments for the site including an implementation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved details. The soft landscaping scheme shall include details of the species mix and density of the proposed woodland and all landscaping on site will be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the local planning authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

11. Prior to commencement of development a Woodland Management Plan including long term objectives, management responsibilities, replacement planting details and maintenance schedules for identified Areas C and D of the application site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Woodland Management Plan details.

Reason: To ensure that the woodland is conserved and protected and any work carried out within a reasonable timeframe and thereafter appropriately maintained in accordance with Policy 21 of the Core Strategy and Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

12. No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from nuisance from artificial light in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. Prior to development above slab level a scheme for the installation of electric vehicle charging points will 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 detail of the location and fitting of the units.

Reason: To ensure that the proposals meet the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 112 (e) of the National Planning Policy Framework.

14. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing 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.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

15. No part of the development hereby permitted shall be first used until such time as the access arrangements shown on A.T.C. Design and Build drawing number ATC.1120.07 Rev.K have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

16. Notwithstanding A.T.C. Design and Build drawing number ATC.1120.05 Rev P, the development hereby permitted shall not be first used until such time as a drawing detailing all off street car and HGV parking provision with turning facilities has been submitted to and agreed in writing by the Local Planning Authority. The approved parking areas shall then be provided, hard surfaced (and demarcated) prior to first use of the development. Thereafter the onsite parking (and turning) provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

17. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

18. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 20 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

19. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on the A50 Markfield Road that becomes redundant as a result of this proposal has been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

20. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

Reason: To promote travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

21. No development shall take place until a scheme for the treatment of the Public Right of Way R37 has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction, surfacing, drainage, width, structures, signing and landscaping, together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetable.

Reason: In the interests of amenity, safety and security of users of the Public Right of Way in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

22. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, walls, fences or other means of enclosure shall be erected within 1 metres of the Public Right of Way (name, number etc.) surface unless in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, safety and security of users of the Public Right of Way in accordance with the National Planning Policy Framework (2021).

23. No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:

- A) Identification of potentially damaging construction activities
- B) Identification of biodiversity protection zones (i.e. grassland area to be retained)
- C) Practical measures and sensitive working practices to avoid or reduce impacts during construction
- D) Timing of works to avoid harm to nesting birds
- E) Responsible persons for overseeing sensitive works
- F) Use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

Reason: In order to protect wildlife and plant species and their habitats in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

24. Prior to occupation of the development, a Biodiversity Enhancement Management Plan (BEMP) shall be submitted to and approved in writing by the LPA. The BEMP shall include the following details:

- A) Description and plan of the features to be created/managed
- B) Aims and objectives of management
- C) Appropriate management options for achieving aims and objectives (including grazing management plan)
- D) Prescriptions for management actions
- E) Work schedule
- F) Tree/hedgerow species to be planted
- G) Ongoing monitoring and remedial measures and timetable for monitoring

The approved plan will be implemented in accordance with the approved details and carried out for a 30 year period from the occupation of the development hereby approved.

Reason: In order to protect wildlife and plant species and their habitats in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

25. No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure public safety and monitor risk in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

26. Land Contamination
- a) No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with.
- b) The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to future users of the site are minimised thus ensuring that the land is fit for purpose and to accord with Policy DM7 of the SADMP 2016.

27. Land Contamination Found Later
- a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.
- b) Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to future users of the site are minimised thus ensuring that the land is fit for purpose and to accord with Policy DM7 of the SADMP 2016.

28. Prior to commencement of development a site investigation scheme, based on the preliminary risk assessment report to provide information for an additional detailed assessment of the risk to all receptors that may be affected, including those off site shall be submitted to and approved in writing by the local planning authority. Based on the results of the site investigation and the detailed risk assessment referred to, an options appraisal and remediation strategy giving full details of the remediation measures is also required at the pre commencement stage setting out how they are to be undertaken. As part of these remediation measures, the risk posed by ground structural changes should also be addressed. This shall include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete, fit for purpose and identify any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the National Planning Policy Framework.

29. No occupation of the development hereby approved shall take place unless and until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. in accordance with Policy DM7 of the Site Allocations and Development Management DPD 2016 and the requirements of the National Planning Policy Framework.

30. If, during development, water contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: The site is located above a Secondary B Aquifer and the above conditions will ensure that the risks to the aquifers and surface water are adequately assessed and mitigated and to ensure that the development does not contribute to, or put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the National Planning Policy Framework.

31. Prior to commencement of development the existing and proposed ground levels of the site and proposed finished floor levels shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development has a satisfactory appearance and is appropriate with respect to health and safety in accordance with Policies DM7 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the National Planning Policy Framework.



Christopher Brown MRTPI
Head of Planning

Date : 13 December 2023

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	20/01284/FUL
Proposal:	Demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B2) with ancillary offices and welfare floorspace, parking together and new access
Site Location:	Unit 2 Midland Distribution Centre Markfield Road Groby Leicester

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk

APPENDIX 2: ORIGINAL CONSULTEE COMMENTS

From: public.access@hinckley-bosworth.gov.uk
Sent: 25 May 2023 10:16
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 20/01284/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 25/05/2023 10:16 AM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	20/01284/FUL
Address:	Unit 2 Midland Distribution Centre Markfield Road Groby Leicester Leicestershire LE6 0FS
Proposal:	Demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B2) with ancillary offices and welfare floorspace, parking together and new access
Case Officer:	Alex Jelley

[Click for further information](#)

Comments Details

Dear Alex,

Thank you for reconsulting the National Forest Company (NFC) on the above application.

A revised landscaping plan has been submitted (Rev h). We welcome the annotation on the plan referring to the requirement for 0.5ha of National Forest planting. However, the annotation on the right hand refers to the National Forest planting area being area C, but this appears to be an error as the new woodland planting is area D.

Comments: Turning to area D, it appears that there is existing tree planting within a large proportion of area D. However, we have not been to site and therefore the situation on site may differ to our desk top review.

In terms of the woodland details, there are species within the suggested list of trees on the plan that we would not typically expect. However, a condition of consent can agree the species mix and density (2 metre centres is recommended).

The NFC will defer to the Council's Tree Officer on the issue of whether it is appropriate to condition the Arboricultural Assessment.

To conclude, the annotation on the plan needs to refer to area D and not area C. If this amendment is made and the Case Officer is confident that area D amounts to 0.5ha of new woodland planting, the following conditions are considered appropriate in relation to the woodland planting area/s;

- Details of the species mix and density of the proposed woodland;
- Management of the proposed and existing woodland, including replacement planting.

Standard landscaping conditions relating to the tree planting elsewhere on site are also considered appropriate.

The NFC will defer to the Council's Tree Officer on the issue of whether it is appropriate to condition the Arboricultural Assessment.

I hope this is useful.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards