

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Name and Address of Applicant

Mr Mark John Wye
C/O Agent

Name and Address of Agent (if any)

J J M Planning Ltd
Mr James Mattley
The Old Cottage Hospital
Leicester Road
Ashby De La Zouch
LE65 1DB

Part I – Particulars of Application

Planning Reference 26/00173/BNG

Application Site Woodside Farm, Heath Road, Bagworth Heath, Bagworth,
Coalville, Leicestershire

Proposal Application to discharge the biodiversity gain condition for
application 25/00823/FUL

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the condition is hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the Statutory Biodiversity Gain Condition.

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- Application Form (submitted: 20.02.2026)
- Biodiversity Gain Plan (submitted: 20.02.2026)
- Biodiversity Gain Plan- Offsite (submitted 24.02.2026)
- BNG Metric (submitted: 26.04.2026)
- Biodiversity Net Gain Cover Report (submitted 24.02.2026)
- Off Site Biodiversity Net Gain Allocation Note (submitted: 26.04.2026)

Statutory Biodiversity Gain Condition

Clause 13(2) of Part 2 of Schedule 7A of the Town and Country Planning Act 1990 states that development may not begin unless a biodiversity gain plan has been submitted to the planning authority and the planning authority has approved the plan.

The submitted information has been assessed by Leicestershire County Council's Ecology Department who have confirmed that they are satisfied that a 10% measurable biodiversity net gain can be achieved and that sufficient information has been provided. As such, it is considered that the Statutory Biodiversity Gain Condition attached to planning permission 25/00823/FUL can be discharged in these site-specific circumstances.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the Statutory Biodiversity Gain Condition

Date: 04 June 2026

A handwritten signature in grey ink that reads "C. Brown."

Christopher Brown MRTPI
Head of Planning