

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)

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

Part I – Particulars of Application

Planning Reference 26/00157/DISCON

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

Proposal Application to discharge conditions C3 (Land Contamination), C6 (Foul and Surface Water Disposal), C7 (Biodiversity Enhancement), and C8 (Materials) attached to planning permission 25/00823/FUL

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the conditions are hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the conditions:

Condition 03 (Land Contamination)

Condition 07 (Biodiversity Enhancement Strategy)

Condition 08 (Materials)

The following condition is hereby PARTIALLY DISCHARGED, subject to the submission of further information:

Condition 06 (Foul and Surface Water)

Please note that the pre-commencement element of this condition regarding foul drainage details still requires discharging before development can commence on site.

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority submitted on 20 February 2026:

- Application Form
- Biodiversity Enhancement Strategy and Lighting Design Strategy for Biodiversity
- Drainage Strategy Report
- Land Contamination Report
- Planning Statement
- Proposed Material

Condition 03 (Land Contamination)

“Prior to the commencement of development, a scheme for the investigation of any potential land contamination on the site shall be submitted in writing to, and approved in writing by, the Local Planning Authority, which shall include details of how any contamination 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.”

This information has been assessed by the Council's Environmental Health Department, who have considered the submitted details to be sufficient to discharge the planning condition. This is because the submitted details ensure that risk from land contamination to future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

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 condition.

Condition 06 (Foul and Surface Water Disposal)

“Prior to the commencement of development, drainage plans for the disposal of foul and surface water flows shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first occupied.”

This information has been assessed by the Council's Drainage Department, who have considered the submitted surface water drainage details would be sufficient to ensure that the development is provided with a satisfactory means of drainage that would reduce the risk of creating or exacerbating a flooding problem and would minimise the risk of pollution.

Therefore, the submitted surface water drainage details are considered to comply with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016), and this planning condition can be discharged.

However, Severn Trent Water have not confirmed at this stage that the proposed foul drainage details would be sufficient to enable the discharge of this condition. The application is being determined without the final comments of Severn Trent Water at the request of the Applicant.

Therefore, the submitted foul drainage details are considered to comply with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016), and this planning condition can be discharged.

The condition is hereby PARTIALLY DISCHARGED, subject to all surface water drainage works being carried out strictly in accordance with the full terms of the condition, and subject to the foul drainage details being submitted to, and being acceptable to, Severn Trent Water and the Local Planning Authority prior to the commencement of development.

Condition 07 (Biodiversity Enhancements)

"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, priority and threatened species shall be submitted in writing to, and approved in writing by, the Local Planning Authority. The Biodiversity Enhancement Strategy shall be prepared by a suitably qualified ecologist and include, but shall not be limited to, the following details: (a) Purpose and conservation objectives for the proposed enhancement measures; and (b) detailed designs or product descriptions to achieve stated objectives; and (c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); and (d) persons responsible for implementing the enhancement measures; and (e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

This information has been assessed by Leicestershire County Council's Ecology Department, who have considered the submitted details to be sufficient to discharge the planning condition. Therefore, the submitted details would be considered to enhance protected, priority and threatened species in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016), the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and Section 40 of the NERC Act 2006 (as amended).

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 condition.

Condition 08 (Materials)

“Prior to any works above foundation level commencing on site, representative sample of the types and colours of materials to be used on the external elevations of the structures hereby permitted shall be submitted in writing to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with those approved materials.”

In addition to the Wienerberger Oas Russet Terca finish detailed on the approved Proposed Plans (102C) (submitted: 12.11.2025), the development is proposed to be constructed with painted black British larch flatsawn timber cladding, black coil coated aluminium raised seam roofing, Kommerling C70 flush casement windows and doors in RAL 9005 Black, and aluminium seamless guttering in RAL 9005 Black.

The proposed materials are considered to ensure that the development would have a satisfactory external appearance in accordance with Policies DM4, DM10, and DM15 of the Site Allocations and Development Management Policies Development Plan Document (2016).

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 condition.

Date: 23 April 2026



Christopher Brown MRTPI
Head of Planning