

Planning Statement

Woodside Farm, Bagworth

Discharge of conditions 3, 6, 7 and 8 and informative 2 of outline planning permission 25/00823/FUL

Client Name: Mark John Wye

Date of Issue: February 2026

Local Authority: Hinckley and Bosworth Borough Council

Prepared by: J J M Planning



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Independent Planning Consultancy Services

DOC submission in respect of planning application 25/00823/FUL

The planning permission contains some pre-commencement conditions which are required to be formally discharged prior to works commencing on site. We are aware of other pre-occupation conditions and these will be discharged separately.

Condition 3 states:

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.

Therefore, the submission is accompanied by the following documents in order to discharge this planning condition:

Phase I Desk Top Study – TJC Environmental – January 2026

Condition 6 states:

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.

Therefore, the submission is accompanied by a Drainage Strategy by SJM Solutions.

Condition 7 states:

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.

Therefore, the submission is accompanied by a Biodiversity Enhancement Strategy by ALCA Ecology.

Condition 8 states:

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.

Therefore, the submission is accompanied by a 'Proposed Material Palette' document.

Informative 2 states:

Your attention is drawn to the Biodiversity Net Gain Condition within the Decision Notice. The development is subject to the Biodiversity Gain Condition. A Biodiversity Gain Plan needs to be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. The application can be made online here: https://www.hinckley-bosworth.gov.uk/info/200249/view_planning_applications_and_decisions/1476/does_the_property_comply_with_planning_conditions.

Therefore, the submission is accompanied by a Biodiversity Gain Plan by ALCA Ecology.