



David Spring
Planning – Development Control
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

14th April 2023

Dear David.

RE: APPLICATION TO DISCHARGE CONDITIONS 9, 12, 13, 14, and 15 OF PLANNING PERMISSION 21/00531/HYB – WOOD FARM, STANTON LANE, STANTON UNDER BARDON

This letter accompanies an application which is submitted on behalf of Wood Farm Holdings ('the Applicant') pursuant to approving detail reserved by conditions 9, 12, 13, 14, and 15 of planning permission reference 21/00531/HYB at Wood Farm, Stanton Lane, Stanton Under Bardon. The hybrid application was approved through appeal in November 2021 for the following:

"Hybrid application seeking outline permission for the erection of buildings for storage and distribution uses (Class B8) and general industry (Class B2) and associated infrastructure including the formation of a new access (all matters reserved except for access) and the demolition of existing farmstead, and full planning permission for the erection of two replacement farm managers' dwellings and associated agriculture buildings and structures (revised scheme)."

The accompanying submitted details seek to discharge conditions relating to conditions 9, 12, 13, 14, and 15, which relate solely to the outline application for employment (B2/B8 use) development.

The detail submitted is set out in the table below:

Condition Number	Condition Summary	Full Condition Description	Document/s Submitted
9	CEMP	No development shall commence, including works of site clearance and preparation, unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved CEMP which shall remain in force for the construction period. The CEMP shall include, but is not confined to: i) site management arrangements, including: on-site storage of materials, plant and machinery; temporary offices, contractors compounds and other facilities; on-site parking and turning provision for site operatives, staff, visitors and construction vehicles; and provision for the loading/unloading of plant and materials within the site;	Wood Farm CEMP

		ii) measures to control and monitor the emission of dust, dirt, noise, odour and smoke, including procedures for complaint investigation; iii) a method statement for the prevention of contamination of soil and groundwater, including the storage of fuel and chemicals; iv) measures to control surface water run-off during demolition and construction, including any temporary attenuation and controls and a scheme to treat and remove suspended solids; v) arrangements for controlling the use of site lighting, whether for safe working or for security purposes, and hours of operation; vi) measures to prevent the deposit of mud and debris on the adjacent highway, including wheel washing facilities and sheeting of vehicles transporting loose aggregates or similar materials on or off site; vii) details of any temporary highway works; viii) a construction waste management plan that identifies the main waste materials expected to be generated by the development during demolition and construction, together with measures for dealing with such materials so as to minimise waste and to maximise re-use and recycling; ix) location of access/exit points for construction traffic; x) the erection and maintenance of signage at all vehicular exits from the construction site advising drivers of preferred approach and exit routes to the site, including no right turns into the site off Stanton Lane and no left turns out of the site onto Stanton Lane.	
12	Drainage Details	Other than site enabling and clearance works, no development shall take place unless and until details of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be implemented and thereafter managed in accordance with the approved details and timetable. The details to be submitted shall: i) provide information about the design storm period and intensity, and the method employed to delay and control the surface water discharged from the site, designed for the 100-year event plus 40% climate change allowance, with discharge rates to the existing outfall limited to a Qbar rate of 79.2 l/s for storm events up to and including the 1 in 100 year event, and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii) provide, a management and maintenance plan for the lifetime of the development, which shall include provision for routine maintenance, remedial actions and monitoring of the separate elements of the system, including procedures that must be implemented in the event of pollution incidents within the development site, as well as the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime; and, iii) include a timetable for implementation for all elements of the approved scheme.	19-7688, Issue 7 – Flood Risk Assessment and Drainage Statement
13	Biodiversity Management Plan	No development shall commence, including works of site clearance and preparation, unless and until a Biodiversity Management Plan for the site, including a timetable for	22-1379 Wood Farm Biodiversity

		implementation, has been submitted to and approved in writing by the local planning authority that reflects the mitigation measures set out at Table 10 of the Lockhart Garratt Ecology Summary Report (Ref: 19-2105v4). The Plan shall set out a site-wide strategy for protecting and enhancing biodiversity, containing detailed design of the proposed biodiversity enhancements, including a biodiversity net gain assessment using a standard metric and arrangements for their subsequent management once the development is completed, including all retained and created habitats (including SuDS) and bat and bird boxes. Development shall be implemented and thereafter maintained in accordance with the approved Management Plan.	Management Plan V3 April23 2289-RP-01C - Landscape Management and Maintenance report. It should be noted that the LMMP is in accordance with the landscape drawings submitted for the Reserved Matters application ref. 23/00080/REM.
14	Tree Protection Plan	Prior to commencement of development, including site works of any description, a Tree Protection Plan (based on the draft Plan No 20-5330v1 which forms part of the Lockhart Garratt Arboricultural Impact Assessment dated March 2021 (Ref:19-2138)) shall be submitted to and approved in writing by the local planning authority. The Plan shall be prepared by a suitably qualified arboriculturist and shall include protective barriers to form a secure construction exclusion zone and root protection area around those trees in accordance with British Standard 5837:2012 Trees in relation to design. Any trenches for services that are required within the fenced-off areas shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left un-severed. Development is to be carried out in accordance with the approved scheme.	22-0389 Wood Farm Arboricultural Method Statement
15	Solar PV Array Scheme	Prior to commencement of development in any phase, a scheme for the provision and ongoing maintenance of roof-mounted solar panels on any building within that phase and which maximise on-site renewable electricity generation, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme prior to first occupation of the relevant building and the panels shall be retained and maintained thereafter in accordance with the approved details.	3006 - Solar PV Safe Access Statement (Rev B) 30865-PL-306 Unit 1 Roof Plan 30865-PL-314 Unit 2 Roof Plan

This application has been submitted via the Planning Portal (**reference PP-12005009**), and the fee of £148.20 (including an administrative fee of £32.20) will be paid directly by the Applicant via the Portal.

I trust that the submitted application and documents are in order to allow a prompt validation. Please do not hesitate to contact me on the details provided should you wish to discuss this submission.

Yours sincerely,



Benjamin Wilkinson