

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Mrs Nicola Lea
C/o Miss Jane Tillotson
Hayward Architects
19 Station Road
Hinckley
LE10 1AW

Details of Application:

Application Ref: 25/00030/DISCON

Proposal: Application to discharge C3 (WSI) C4 (Contaminated Land) C6 (Construction Method Statement) C7 (Surface Water Disposal Scheme), C12 (Biodiversity Net Gain) C13 (Landscape Environmental Management Plan), C14 (Long-term Maintenance of Drainage Scheme), C15 (Materials) attached to planning permission 23/00311/FUL

Location: Land Off Chapel Lane Witherley

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED OR DISCHARGED** these are categorised below:

PARTIALLY DISCHARGED CONDITION

The details submitted to support Condition 3 are **acceptable** to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** for commencement purposes;

Condition 3

No demolition/development shall take place/commence until a Written Scheme of Investigation (WSI) has been submitted in writing to and approved in writing by the Local Planning Authority. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C3 Written Scheme of Investigation – Received 15 January 2025

Note to applicant:

Please ensure that LCC Archaeology are kept informed of the timetable for the archaeological investigation and any significant archaeological results. The Historic & Natural Environment Team (HNET) will, where possible or necessary, monitor the fieldwork on behalf of the planning authority. If the investigation requires significant variation to the agreed programme, please ensure prior approval has been secured from HNET prior to implementation.

The current phase of work, may require further archaeological work, comprising an appropriate mitigation strategy for any significant archaeological remains likely to be affected by the development proposals.

Only following the conclusion of the necessary archaeological programme (fieldwork, report preparation and archiving), we will advise the planning authority accordingly, and recommend discharge of the outstanding planning condition (3).

A New application and fee will be required for each stage

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the conditions are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 4

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 in writing to and agreed 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.

C4 Remediation Method Statement (2) – Received 21 January 2025

C4 Ground Investigation Report - Received 15 January 2025

Condition 6

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- o Measures to control the emission of dust, odour, noise, smoke, light, land contamination and dirt during construction; and
- o A procedure for the investigation of complaints.

The approved Construction Method Statement shall state how such controls shall be monitored. The Statement shall be adhered to throughout the construction period for the development.

C6 CEMP Rev B (Witherley Gardens) – Received 28 January 2025

Condition 7

Development shall not commence until details of a surface water disposal scheme shall have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details, which shall ensure that surface water shall not drain onto the highway at any time after the drainage scheme has been implemented.

Received 24 September 2025

C7 & 14 CO21_294_07 SuDS strategy Report - 02.12.2021 (Chapel Lane, Witherley, Atherstone rev1)

Received 9 April 2025

C7, C14 General Arrangement, Sheet 1 of 2, Drg No. 20652_02_020_01.1 Rev E

C7, C14 Drainage Calculations - Calcs Ref. 20652-CALC-0201 Rev C

Received 15 January 2025

C7, C14, General Arrangement, Sheet 2 of 2, Drg No. 20652_02_020_01.2

C7, C14 Private Setting Out, Drg No 20652_02_050_01

C7, C14, Surface Finishes Drg No. 20652_02_060_03
C7, C14, Manhole Schedule, Drg No. 20652_02_070_01 Rev B
C7, C14, Private Drainage Construction Details, Drg No. 20652_02_080_01
C7, C14, Adoptable Drainage Construction Details, Drg No. 20652_02_080_02
C7, C14, Private Drive Construction Details, Drg No. 20652_02_080_03
C7, C14, Hydrobrake Construction Details, Drg No. 20652_02_080_04
C7, C14, Site Clearance, Drg No. 20652_03_030_01 Rev A
C7, C14, Setting Out, Drg No. 20652_03_050_01 Rev A
C7, C14, Surface Finishes, Drg No. 20652_03_060_01 Rev A

Condition 12

Further to the conclusions and recommendations of the Griffin Ecology Ltd. Botanical Survey and updated Biodiversity Impact Assessment (submitted: 29.03.2023), development above floor plate level shall not take place until details of how a Biodiversity Net Gain on baseline conditions shall be achieved and maintained on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The site shall be maintained and managed in accordance with the approved details thereafter.

Received 15 January 2025

C12, C13, LEMP, Drg No. 7642.PP.5.0 Rev A
C12, C13, Landscape & Ecology Management Plan

Condition 13

The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan, including long-term objectives, management responsibilities and maintenance schedules for the development site, shall have been submitted to, and

Received 15 January 2025

C12, C13, LEMP, Drg No. 7642.PP.5.0 Rev A
C12, C13, Landscape & Ecology Management Plan

Condition 14

The development hereby permitted shall not be occupied until details of the long-term maintenance of the surface water drainage system within the development shall have been submitted to, and approved in writing by, the Local Planning Authority. The system shall be maintained in accordance with the approved details.

Received 24 September 2025

C7 & C14 CO21_294_07 SuDS strategy Report - 02.12.2021 (Chapel Lane, Witherley, Atherstone rev1)

Received 9 April 2025

C7, C14 General Arrangement, Sheet 1 of 2, Drg No. 20652_02_020_01.1 Rev E
C7, C14 Drainage Calculations - Calcs Ref. 20652-CALC-0201 Rev C

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C7, C14, Surface Finishes Drg No. 20652_02_060_03
C7, C14, Manhole Schedule, Drg No. 20652_02_070_01 Rev B
C7, C14, Private Drainage Construction Details, Drg No. 20652_02_080_01
C7, C14, Adoptable Drainage Construction Details, Drg No. 20652_02_080_02
C7, C14, Private Drive Construction Details, Drg No. 20652_02_080_03
C7, C14, Hydrobrake Construction Details, Drg No. 20652_02_080_04
C7, C14, Site Clearance, Drg No. 20652_03_030_01 Rev A
C7, C14, Setting Out, Drg No. 20652_03_050_01 Rev A
C7, C14, Surface Finishes, Drg No. 20652_03_060_01 Rev A

Condition 15

No development above floor plate level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings 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.

C15 Revised Materials Schedule 22-124-C-DOC – Received 21 January 2025

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.

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

Christopher Brown MRTPI
Head of Planning

Date: 25 September 2025