

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

PARTIAL DISCHARGE OF CONDITION

Name and Address of Applicant

Helen Bareford
David Wilson Homes East Midlands
Forest Business Park
Cartwright Way
Bardon Hill
Coalville
LE67 1GL

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference:	26/00466/DISCON
Application Site:	Land East Of, The Common, Barwell
Proposal:	Application to discharge condition 13 (Written Scheme of Investigation) of planning permission 23/01229/OUT (APP/K2420/W/24/3348387)

Part II – Summary of Decision

CONDITIONS PARTIALLY DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 13 (Written Scheme of Investigation)

- C13 – Cover Letter
- C13 – Written Scheme of Investigation v3

The details submitted are **ACCEPTABLE** and the condition is **PARTIALLY DISCHARGED** to enable the development to commence. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

C. Brown.

Date: 28 July 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 13 (Written Scheme of Investigation):

Details of a scheme of archaeological investigation shall be submitted and agreed in writing by the Local Planning Authority. The programme should commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and:

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *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.

Consultee responses:

Leicestershire County Council Archaeology:

“Recommendation: Satisfactory WSI but not eligible for discharge

We welcome the submission of the Written Scheme of Investigation (WSI) for the investigation of the above site. The document proposes a satisfactory programme of archaeological work which, upon completion, will meet the requirements for the initial investigation of the development site.

Please ensure that we 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.

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

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 (13)”.

Assessment:

The submitted WSI alongside the comments received from LCC Archaeology have confirmed that the condition can be partially discharged subject to additional information being submitted following the initial investigation, to allow for a subsequent full discharge. The decision is made in line with consultee comments and development can commence in line with the approved WSI.

Note to Applicant:

- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.