

Chris Brown
Head of Planning
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

5th April 2024

Dear Chris.

RE: APPLICATION TO DISCHARGE CONDITION 3 (ARCHAEOLOGY) OF PLANNING PERMISSION 21/01191/HYB – PADGE HALL FARM, LAND SOUTH OF THE A5, HINCKLEY

This letter accompanies an application which is submitted on behalf of Agrarian Development Holdings Limited ('the Applicant') pursuant to approving detail reserved by condition 3 (archaeology) of planning permission reference 21/01191/HYB at Padge Hall Farm, Land South of the A5, Hinckley. The hybrid application was approved in December 2023 for the following:

“Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development)”

The accompanying submitted details seeking to discharge condition 3 is set out in the table below.

Condition Number	Condition Summary	Full Condition Description	Document/s Submitted
3 Portal ref. PP-12955086	3 - Archaeology	3: No development shall take place in each phase until: a. where relevant to that phase, the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the WSI approved by Leicestershire County Council in April 2023 (Document 'Written Scheme of Investigation - Land South of the A5 at Padge Hall Farm, Hinckley (038340 and 21/01191/HYB)', Reference JAC28547 V2, April 2023) has been undertaken. A report detailing the results of this	The following 2 reports are provided for the condition, and are submitted further to discussion with the County Archaeologist: Archaeological Written Scheme of Investigation, RPS ref. JAC28547, V3, dated 5th April 2024 – this document outlines the scope of a programme of archaeological evaluation and provides the details, programme, methodology for the works, the means of reporting and

		fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority. b. An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development in that phase and should be informed by the results of the archaeological evaluation. The development, and any archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the approved documents, shall be undertaken in accordance with those documents.	the timescales for notification (<i>note: the document is relevant to RBC, HBBC and NBBC</i>). Archaeological Evaluation, Archaeology Warwickshire ref. 2429, dated March 2024 – this document presents the results of the trial trench evaluation work (<i>note: the document is for RBC and NBBC only. However a copy is also provided to HBBC for reference</i>).
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This application has been submitted via the Planning Portal (**reference PP-12955086**), with the fee 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,



Robert Gilmore
Associate