

Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice Conditions Discharged

Name and Address of Applicant

Mr and Mrs P Bowman
46 Barton Road
Market Bosworth
Nuneaton
Leicestershire
CV13 0LQ

Name and Address of Agent (if any)

David Granger Arch. Design Ltd
David Granger Architectural Design Ltd
The Old Cottage Hospital
Leicester Road
Ashby De La Zouch
LE65 1DB

Details of Application:

Application Ref: 26/00316/DISCON
Proposal: Application to discharge C3 (Archaeological Work) C4 (Ground Investigation Report) attached to planning permission 21/00598/CONDIT
Location: 46 Barton Road Market Bosworth Nuneaton Leicestershire CV13 0LQ

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 3

The development shall be implemented in accordance with the programme of archaeological work approved under permission ref: 20/00490/DISCON. Prior to the occupation of the dwelling hereby approved, provision shall be made for archive deposition of the analysis and records of the site investigation with details first submitted to and approved in writing by the local planning authority.

Reason: *The proposal falls within an area of archaeological interest, immediately adjacent to the Scheduled Monument Roman villa site (DLE346) and close to the historic medieval and post-medieval settlement core of Market Bosworth (MLE2935). Buried archaeological remains relating to the Roman villa have been recorded during groundworks to the north of the application site. Consequently there is a likelihood that buried archaeological remains will be affected by the development. To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological attendance for inspection and recording during the groundworks for the proposed development prior to the commencement of development.*

Information Submitted:

C3, Archaeological Report

Consultee(s):

LCC Archaeology - Historical And Natural Environment Team– The Archaeology team have stated that “Having reviewed the submitted archaeological watching brief report (Archaeology Warwickshire Report No 2172), I can confirm that no additional archaeological involvement will be required. I note the report includes a commitment to OASIS reporting with the Archaeological Data Service (ADS) and an accession number for the Leicestershire Museums Service (LMS). The latter is supported by

a description of the archive content and a note stating the intention to deposit the paper (LMS) and digital archive (LMS/ADS) in accordance with professional standards. These provisions are in accordance with the planning requirements and the approved Written Scheme of Investigation. I am therefore able to recommend discharge of the planning condition (3)."

Summary:

The submitted Archaeological Report demonstrate that the information provided satisfies the requirements of this condition. The submitted letter is supported by a description of the archive content and a note stating the intention to deposit the paper (LMS) and digital archive (LMS/ADS) in accordance with professional standards. These provisions are in accordance with the planning requirements and the approved Written Scheme of Investigation.

Condition 4

The development shall be implemented in accordance with the Ground Investigation Report, Phase II Investigation and Remediation Method Statement as approved under permission ref: 20/00490/DISCON. Prior to the occupation of the dwelling hereby approved a verification report shall be submitted to and approved in writing by the local planning authority.

Reason: *The site is located on the footprint of a former ashpit/landfill site. As such, there is a potential for this past use to have impacted on the site and so any risks from land contamination to the future users of the land are minimised in accordance with Policy DM7 of the SADMP (2016).*

Information Submitted:

C4, Gas Membrane Validation
Soil Cap Assessment

Consultee(s):

HBBC Pollution- They have confirmed that the Condition 4 can be discharged.

Summary:

The submitted Gas Membrane Validation and Soil Cap Assessment demonstrate that the information provided satisfies the requirements of this condition and is in accordance with Policy DM7 of the SADMP (2016).

The details submitted are ACCEPTABLE and the conditions are hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 06 July 2026

C. Brown.

Christopher Brown MRTPI
Head of Planning