

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 17 August 2026 10:57:25 UTC+01:00
To: "Emma Baumber2" <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Appeal Ref: 6009226 - 24/01061/OUT | Land North Of Barlestone Road
Newbold Verdon
Categories: April

Dear Emma,

Appeal Ref: 6009226 - 24/01061/OUT | Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, a cemetery and a health centre car park (Use Class E(e)), public open space and associated infrastructure | Land North Of Barlestone Road Newbold Verdon

Thank you for your consultation on the planning appeal for the above site.

As noted in our previous comments for the scheme our preference would be for the archaeological evaluation to be carried out prior to determination of the application. However, given that the application was refused on other grounds and the lack of archaeological information was not included as an additional reason for refusal, we recognise that it would be unreasonable to pursue the matter further.

In this context we note the comments in the submitted response letter (dated 16/12/2024), noting that the applicant 'would accept a condition to the outline decision requiring the trial trenching to be completed prior to the submission of any subsequent Reserved Matters application.' We would therefore suggest the following condition would be appropriate to secure the archaeological programme of work;

1. *No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching prior to the submission of any subsequent Reserved Matters application, 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 demolition/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.*

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving

In the case that the Inspector allows the appeal we would recommend that the initial trial trenching is undertaken as soon as possible following a decision, to inform further details of layout and design for the proposals and/or enable an appropriate mitigation strategy to be devised and carried out in advance of construction commencing.

I hope the above condition is satisfactory to the LPA. If not, or if you have any other queries, please do not hesitate to contact us.

Kind Regards,

William

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