

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00957/DISCON
Applicant: Horiba MIRA Ltd
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Horiba Mira Ltd Mira Drive Lindley

Application to discharge conditions 4 Part 2 (Archaeology) and 5 (Archaeological Exclusion Zones) relating to planning application 22/00941/FUL

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 4

Part 1 - No development shall take place until a programme of archaeological work has been secured and implemented, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording;
- b) The programme for post investigation assessment;
- c) Provision to be made for analysis of the site investigation and recording;
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- e) Provision to be made for archive deposition of the analysis and records of the site investigation;
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;
- g) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

(Part 1 previously partially discharged on 23/01/2024)

Part 2 - The solar farm shall not be brought into operation until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Part 1 of this condition, and the provision made for analysis, publication and dissemination of results and archive deposition.

C4 & C5 Post-Excavation Statement – Received 14 October 2024

C4 & C5 MIRA Obligation Support Post Assessment Analysis – Received 14 October 2024

Condition 5

Part 1 - Prior to any development on site commencing, a detailed site plan including Archaeological Exclusion Zones will be submitted to and approved by the Local Planning Authority. Following the approval and completion of the archaeological evaluation referred to in Condition 7, and prior to the commencement of development, a final detailed site layout plan with full details of the final locations, design and materials to be used for the panel arrays, inverters, customer switchgear, substations, CCTV cameras, fencing, foundations and cabling will be submitted for approval. Should the archaeological evaluation identify any significant archaeological deposits, the final detailed site layout plan will define archaeological exclusion zones within which below and above ground development will be

excluded or provide sufficient design mitigation including but not limited to the use of above ground cables, concrete shoes or other means to avoid any impact on archaeological deposits if required. The final detailed site layout plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the County Council's Lead Archaeologist. Subsequently the development shall be carried out in accordance with the approved details.

Part 2 - If there are archaeological areas to be preserved in situ, a management plan will be produced for any archaeological areas to be preserved in situ, setting out the methodology to secure the ongoing protection of these areas both during construction, operation and decommissioning of the solar farm.

C4 & C5 Post-Excavation Statement – Received 14 October 2024

C4 & C5 MIRA Obligation Support Post Assessment Analysis – Received 14 October 2024

Consultees / Assessed by:

LCC Archaeology

Conclusion / Summary:

Condition 4

Condition 4 Part 1 was previously partially discharged under application 23/01109/DISCON on 22 January 2024. Subsequently assurances provided by ULAS within the Post-Excavation Statement, clarifying the results of the assessment to-date and confirming MIRA/the developer's commitment to completion of the post-excavation process. The latter consists of two elements: the initial assessment phase and the subsequent analysis, reporting and archive stage. LCC Archaeology department have confirmed that neither they nor ULAS anticipate that the assessment (currently underway and due to report c. mid-January) will raise any requirement to be undertaken during the subsequent analysis, that will extend the post-excavation requirement beyond the maximum catered for capacity of the project (c. 80% of the cost of the fieldwork phase). Given the assurances detailed within the Post-Excavation Statement and taking into consideration MIRA's ongoing positive engagement with both the current and previous archaeological projects, the LPA and LCC archaeology department are confident that early discharge of the planning condition will not put the required archaeological outcomes at risk.

LCC archaeology department have therefore recommended discharge of the planning condition (4 part 2), subject to completion of the archaeological post-excavation programme of work. Therefore the LPA are of the opinion that the applicant has provided sufficient information to satisfy supporting the discharge of condition 4 Part 2 enabling the condition to be fully discharged as it demonstrates and provides the necessary assurances that the archaeological investigations will go ahead in accordance with the approved details so that archaeological assets within the approved development boundary are safeguarded from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

It is considered by the Senior Archaeologist and Principal Archaeologist at LCC that following the letter of support from ULAS there are no archaeological exclusion zones identified. The condition is therefore not considered to be relevant and the investigation has taken place to establish the archaeological potential of the site in order that any mitigation requirements could be defined at an early stage recording in accordance with Policies

DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 4 Part 2 Archaeology – Discharge Condition fully

Condition 5 Archaeological Exclusion Zones – Discharge

Note to applicant. The details within the statement are to be strictly adhered to.