

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00942/DISCON
Applicant: Mrs Gemma Tallis
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land To The West Of Shenton Lane Dadlington

Application to discharge conditions 3 (WSI), and condition 5 (PRoW) attached to planning permission 23/00088/FUL

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

Condition 3

No demolition/development shall take place/commence until a Written Scheme of Investigation (WSI) has been submitted to, and approved in writing by, the Local Planning Authority. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed 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

C3 Archaeological Strip, Map and Sample Excavation report (ULAS Report Ref.: 2023-109) Received 1 October 2025

Condition 5

Proposed Permissive Path link between Footpaths T55 and U75 should be signposted at either end with yellow-topped waymark posts conforming to County Council specification drawing SD/FP/6. The developers should work with the County Council to arrange installation of appropriate waymark arrows labelled 'Permissive Path' and also to ensure the new route is shown appropriately on Ordnance Survey maps.

Consultees / Assessed by:

LCC Archaeology
LCC Highways

Conclusion / Summary:

Condition 3

An archaeological strip, map and excavation works have been undertaken and report provided which will determine the requirement of any further archaeological works. LCC Archaeology have assessed the report and are satisfied that the initial investigation has been satisfactorily undertaken and the results determined that no further archaeological investigations are required. The report commits 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 digital archive (ADS) in accordance with professional standards. These provisions are in accordance with the planning requirements and the approved Written Scheme of Investigation and demonstrates that a satisfactory historic building survey and recording has been

undertaken which ensures that Historic England's Good Practise Advice Note 2, Managing Significance in Decision-Taking in the Historic Environment (p. 11) has been met. The proposals safeguard the heritage asset in a manner proportionate to its importance in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 205 and Section 16 of the National Planning Policy Framework.

Condition 5

Condition 5 was applied for and consulted upon with the Local Highway Authority (LHA); Leicestershire County Council. Although no documents were submitted, the LHA have advised that they have been working with the applicant and the interpretation boards and permissive path have both been constructed with appropriate way mark arrows in hand and therefore they are satisfied that Condition 5 has been implemented which ensures that Public Rights of Way and add a link to the existing network in accordance with the National Planning Policy Framework but does not officially have to be discharged

Officer Recommendations:

Condition 3 WSI – Discharge

Condition 5 PRoW – Satisfied