

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

SPLIT DECISION

Name and Address of Agent

MTP Dev Limited
C/o Mr Graeme Warriner
NWS Planning
3rd Floor
45 Albemarle Street
London
W1S 4JL

Name and Address of Applicant)

MTP Dev Limited

Part I – Particulars of Application

Planning Reference: 26/00065/DISCON

Application Site: Horiba Mira Ltd Mira Drive Lindley Nuneaton

Proposal: Application to discharge C26 (badger survey) C27 (GCN method statement) C29 (drainage strategy) C32 (WSI) for Plot 8 area attached to planning permission 14/00661/CONDIT

Part II – Summary of Decision

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

CONDITIONS DISCHARGED (Plot 8)

Condition 26

C26 & C27 Middlemarch Ecology Technical Note Plot 8 [22/1/26]

Condition 27

C26 & C27 Middlemarch Ecology Technical Note Plot 8 [22/1/26]

Condition 29

C29 10627-BCL-XX-XX-DR-C-540-P4_Removed or Diverted Pipes [25/8/26]

C29 SHE-0203-2200-1300-2200_Hydraulic_Characteristic [11/8/26]

C29 SHE-0203-2200-1300-2200_Design_Drawing [11/8/26]

C29 Pond Relocation 10627-BCL-XX-XX-DR-C-530-P3 (Land North of Gas Main Drainage Model) [10/8/26]

C29, Drainage Detail Sheet 1, Drg No.10627-BCL-XX-XX-DR-C-0550-P1 [22/1/26]

C29, Drainage Detail Sheet 2, Drg No.10627-BCL-XX-XX-DR-C-0550-P1 [22/1/26]

C29, North Pond Reconfiguration Plan and Sections [22/1/26]

The details submitted for Plot 8 are **ACCEPTABLE** and the conditions are **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

DETAILS ACCEPTABLE Trial Trenching (Plot 8)

Condition 32 Archaeology

C32 Written Scheme of Investigation [22 January 2026]

The details submitted under Condition 32 for Plot 8 are acceptable and allow works to commence. Further details shall be submitted following the trial trenching to enable either partial or full discharge of the condition.



Date: 3 September 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 26 (Ecology Survey)

In accordance with the requirements of the submitted Environmental Assessment, no development shall commence, with the exception of the A5 highways improvements until such time as a further survey for badgers within the application site relevant to the phase of development and a scheme of any necessary arising mitigation and or compensation has been submitted to an agreed in writing by the Local Planning Authority. The approved details and any mitigation shall be fully implemented before the commencement of any relevant development phase.

Condition 27(Ecology Survey)

In accordance with the requirements of the submitted Environmental Assessment, with the exception of the A5 highways improvements, no development shall commence until such time as method statement detailing measures to prevent harm to Great Crested Newts, provision of new habitat and reinstatement of previous habitat relating to that phase of development has been submitted to an agreed in writing by the Local Planning Authority. The method statement and any mitigation shall be fully implemented before the commencement of any relevant development phase.

Condition 29 (SuDS)

With the exception of the A5 highways improvements no development shall commence within each phase until such time as drainage plans for the disposal of surface water and foul sewage in accordance with the agreed drainage strategy have been submitted to and approved in writing by the local planning authority. The scheme shall be fully implemented in accordance with the approved details before the development is first brought into use.

Condition 32 (Archaeology)

With the exception of the A5 highways improvements, no demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme(s) of Investigation relating to that phase of development has been submitted to and approved in writing by the local planning authority. The scheme(s) shall include an assessment of significance and research questions; and:

The programme and methodology of site investigation and recording

The programme for post investigation assessment

Provision to be made for analysis of the site investigation and recording

Provision to be made for publication and dissemination of the analysis and records of the site investigation

Provision to be made for archive deposition of the analysis and records of the site investigation

Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the approved Written Scheme(s) of Investigation.

Consultees – LCC Ecology, LCC Archaeology Environmental Services. Local Lead Flood Authority (LLFA)

Assessment:

Condition 26 & Condition 27

Middlemarch have undertaken an updated survey on site and provided a technical note to support the discharge of Conditions 26 & 27 for Plot 8. The up to date survey ensures that the land has been recently assessed and the recommended mitigation measures required at the current time are detailed in the report. LCC Ecology have assessed the document and are satisfied that the site has been adequately assessed and the precautionary & mitigation measure identified are sufficient to ensure that badgers, GCN's and their habitats are adequately protected with the method statements and mitigation is put in place and therefore Conditions 26 & 27 can be discharged for Plot 8 of the development site

Condition 29

A detailed drainage strategy has been provided, comprising technical drainage and flood risk mitigation infrastructure, including flow control devices, attenuation features, and associated hydraulic engineering equipment, supported by hydraulic modelling and calculations. Following assessment by the Lead Local Flood Authority (LLFA), it is considered that the proposed drainage design and attenuation methods are acceptable and sufficiently robust to manage surface water runoff. The LLFA is satisfied that Plot 8 can be adequately drained and that the proposed arrangements will not increase flood risk on-site or elsewhere.

Condition 32

A Written Scheme of Investigation (WSI) for the trial trenching of Plot 8 has been submitted in support of Condition 32. The WSI details the proposed trench locations and the methodology for their excavation, with the aim of establishing the presence, absence, location, extent and significance of any sub-surface archaeological remains.

The document sets out the procedures for recording and reporting the findings of the archaeological evaluation and provides a framework for determining whether any further archaeological investigation or mitigation works will be required. Upon completion of the trial trenching works, the results will be incorporated into a report, which will either recommend any necessary further investigations or confirm that no additional archaeological excavation is warranted.

Leicestershire County Council Archaeology (LCC Archaeology) has reviewed the submitted Written Scheme of Investigation and is satisfied with both the proposed trench locations and the methodology for the archaeological evaluation. The WSI is therefore considered acceptable and will enable the initial archaeological investigations to be undertaken through trial trenching, whilst also securing the implementation of any additional archaeological works identified as necessary following the evaluation and report future reports depending on the findings and therefore the LPA is satisfied that works can commence in line with the approved WSI

Note to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at: www.gov.uk/appeal-planning-decision
Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.
- **Where information has been acceptable to enable the trial trenching to proceed in line with Condition 32 the applicant is required to submit a new application to either apply to partially or fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements depending on the outcome of the trial trenching**