

Hinckley & Bosworth Borough Council

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

Discharge of Condition

Name and Address of Applicant

Wood Farm Holdings Limited, Marque Bardon 2
Limited and Marque Bardon Estates Ltd
C/o Agent

Name and Address of Agent (if any)

Miss Sophie King
Michael Sparks Associates
11 Plato Place
St Dionis Road
London
SW64TU
United Kingdom

Details of Application:

Application Ref: 25/00972/DISCON

Proposal: Application to discharge condition 11 (Archaeology) planning application
21/00531/HYB (APP/K2420/W/21/3279939)

Location: Wood Farm, Stanton Lane, Ellistown, Coalville, Leicestershire, LE67 1FF

The condition and supporting details submitted to apply for the discharge of conditions:*Condition 11*

No development shall commence, including works of demolition and site clearance/ground preparation unless and until a staged programme of archaeological work (to include Historic Building Survey and belowground investigation, commencing with an initial phase of trial trenching) has been undertaken. Each stage is to be completed in accordance with a written scheme of investigation (WSI) which shall previously have 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 an assessment of significance and research objectives, together with:

- the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and,
- a programme for post-investigation assessment and subsequent analysis, publication and 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.

Information Submitted

- Historic Building Recording- Report Ref- YA/2024/212 (3 X Parts); and
- Report on an Archaeological Trial Trench Evaluation- Report Ref- YA/2023/140

Summary:

Application 21/00531/HYB was originally granted on appeal. Condition 11 was partially discharged under application 22/01120/DISCON on 16 March 2023. Subsequently, a S73 Application was approved against application 21/00561/HYB (23/00954/CONDIT). The requirements of condition 11 were repeated on the decision notice for application 23/00954/CONDIT and subsequently fully discharged under application 24/00997/DISCON.

This application seeks to re-discharge Condition 11 utilising the same submission details as previously approved but against application 21/00531/HYB. The details have already been found acceptable by the LCC Archaeology department and the LPA and therefore the condition can be discharged, ensuring the condition has been discharged under the operative and extant permission 21/00531/HYB.

The submitted archaeological information is ACCEPTABLE and the condition is hereby DISCHARGED.

Date: 24 October 2025



Christopher Brown MRTPI
Head of Planning