Hinckley & Bosworth Borough Council

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

Decision Notice
Discharged

Name and Address of Applicant

Clump Farm Solar Limited
Ground Floor
Ibis Court
Warrington
WA1 1RL

Name and Address of Agent (if any)
Mr Steffan Baker
Lighthouse Development Consulting
Tec Marina
Terra Nova Way
Penarth
South Glamorgan
CF64 1SA

Part I – Particulars of Application:

Planning Reference: 26/00232/DISCON
Application Site: Land At Clump Farm Peckleton Hinckley Road / Leicester Road LE9 7TJ
Proposal: Application to discharge C10 (WSI) C11 (Archaeology exclusion zones) C21 (CEMP) attached to planning permission 21/01242/FUL

Part II – Summary of Decision

CONDITIONS DISCHARGED
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:

Condition 10 WSI Part 1
C10 WSI Archaeological Evaluation V2 PCA R18338 Received 6/11/26

Condition 11 Archaeology Management Plan
C11 Archaeological Management Plan PCA R18365 Land at Clump Farm Received 6/11/26

The details submitted are ACCEPTABLE and the conditions are DISCHARGED. The development must be carried out in <u>strict</u> accordance with the above approved documents and the full terms of the conditions.

Condition 21 Construction Environmental Management Plan (CEMP) Deemed Discharge Decision dated 19 August 2026 to be read in conjunction with this Decision

C. Brown.

Christopher Brown MRTPI
<u>Head of Planning</u>

Date: 9 November 2026

Part III – Particulars of Decision

Conditions:

Condition 10
Part 1 - No development shall take place within the area indicated area (the whole site) until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority and 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 WSI 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 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.

Reason: To safeguard archaeological assets within the approved development boundary 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 To ensure satisfactory archaeological investigation and recording in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11
Part 1 - Prior to commencement of any development, 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 10, 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 to and approved by the Local Planning Authority. 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 and/or provide sufficient design mitigation will be provided 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.

Reason: To ensure that trial trenched evaluation is undertaken at the earliest opportunity post consent to establish the archaeological potential of the site in order that any mitigation requirements can 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).

Consultees: LCC Archaeology, LCC Ecology Unit, LCC Ecology

Assessment:
Condition 10
The evaluation report includes a commitment 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 paper (LMS) and digital archive (LMS/ADS) in accordance with professional standards. These provisions are in accordance with the approved Written Scheme of Investigation (WSI) and the planning requirements outlined within Part 2 of Condition 10, Part 1 having previously being discharged based on the submission of an agreed WSI. As such LCC Archaeology are able to recommend discharge of the planning condition (10) Parts 1 & 2.

Condition 11
The applicant has also submitted an updated Archaeological Management Plan (AMP), which outlines a satisfactory programme of mitigation through design to allow for the preservation in situ of the archaeological remains and includes a detailed site plan identifying Archaeological Exclusion Zones/Mitigation Areas (figures 2 and 3). As such LCC Archaeology have recommended that Condition 11 is also eligible for discharge. The discharge of Condition 11 is on the basis that the provisions outlined in the submitted AMP will be adhered to, this discharge would be based on the principle that the development will be undertaken in-line with the AMP. Failure to comply with the provisions outlined within the AMP would therefore breach the principles around which the conditions were discharged.

Note:
Condition 21 Construction Environmental Management Plan (CEMP) Environmental Health was deemed discharge which took effect on 7 August 2026. The Deemed Discharge Decision dated 19 August 2026 should be read in conjunction with this Decision.