

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00827/DISCON
Applicant: Welcome Break Group Limited
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land East Of Stretton Croft Wolvey Road

Application to discharge C18 (WSI) attached to planning permission 23/01023/HYB

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

Condition 18

No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation 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; and
- The 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.

C18 AOC80232_Stretton_Court_Hinckley_V4- 2025092 – Received 12 December 2025

Consultees / Assessed by:

LCC Archaeology

Conclusion / Summary:

Condition 18

A written scheme of investigation has been submitted which outlines a methodology to undertake the initial trial trenching investigations. LCC Archaeology are satisfied that the details within the report are satisfactory to enable works to proceed in accordance with the WSI work which, upon completion, will meet the requirements for the initial investigation of the development site.

LCC archaeology have requested that they are kept informed of the timetable for the archaeological investigation and any significant archaeological results. The Historic & Natural Environment Team (HNET) will, where possible or necessary, monitor the fieldwork on behalf of the planning authority. If the investigation requires significant variation to the agreed program, please ensure prior approval has been secured from HNET prior to implementation.

Following the results of the current phase of works, further archaeological work may be required, comprising an appropriate mitigation strategy for any significant archaeological

remains likely to be affected by the development proposals. If such work is required, a further application will be required to discharge the condition.

Officer Recommendations:

Condition 18 Archaeology Trial Trenching WSI – Acceptable

Note to Applicant