

# Hinckley & Bosworth Borough Council

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

### CONDITION DISCHARGED

#### Name and Address of Agent

Mr Elliott Harding  
C/o Mr Simon Oakley  
Oakley Architects Ltd  
2B Hillwood Road  
Sutton Coldfield  
B75 5QL

#### Name and Address of Applicant)

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### Part I – Particulars of Application

**Planning Reference:** 26/002273/DISCON

**Application Site:** Ashby House Hill Top Farm Hill Top Earl

**Proposal:** Application to fully discharge condition 3 (Land contamination) attached to planning permission 25/00266/CONDIT

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### 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 3

Top Soil Depth and accompanying soil source tickets for plots 1-50 submitted for validation as detailed in the table below:

| Plot No. | New Address   | Postcode | Validation details submitted | Validation Status | Date Acceptable |
|----------|---------------|----------|------------------------------|-------------------|-----------------|
| 1        | 2 Lion Close  | LE9 7RZ  | 15/07/2026                   | Acceptable        | 21/07/2026      |
| 2        | 16 Lion Close | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 3        | 14 Lion Close | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 4        | 12 Lion Close | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 5        | 10 Lion Close | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 6        | 8 Lion Close  | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 7        | 6 Lion Close  | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 8        | 4 Lion Close  | LE9 7RZ  | 20/03/2026                   | Acceptable        | 12/05/2026      |
| 9        | 28 Lion Close | LE9 7RZ  | 14/05/2026                   | Acceptable        | 01/06/2026      |
| 10       | 26 Lion Close | LE9 7RZ  | 14/05/2026                   | Acceptable        | 01/06/2026      |

|    |               |         |            |            |            |
|----|---------------|---------|------------|------------|------------|
| 11 | 24 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 12 | 22 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 13 | 20 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 14 | 18 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 15 | 1 Lion Close  | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 16 | 3 Lion Close  | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 17 | 5 Lion Close  | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 18 | 7 Lion Close  | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 19 | 9 Lion Close  | LE9 7RZ | 02/06/2026 | Acceptable | 2/06/2026  |
| 20 | 11 Lion Close | LE9 7RZ | 02/06/2026 | Acceptable | 2/06/2026  |
| 21 | 15 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 22 | 17 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 23 | 19 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 24 | 21 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 25 | 23 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 26 | 25 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 27 | 27 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 28 | 29 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 29 | 31 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 30 | 33 Lion Close | LE9 7RZ | 14/05/2026 | Acceptable | 1/06/2026  |
| 31 | 68 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 32 | 66 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 33 | 64 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 34 | 62 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 35 | 60 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 36 | 58 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 37 | 56 Lion Close | LE9 7RZ | 15/07/2026 | Acceptable | 21/7/2026  |
| 38 | 54 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 39 | 52 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 40 | 50 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 41 | 48 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 42 | 46 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 43 | 44 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 44 | 42 Lion Close | LE9 7RZ | 13/08/2026 | Acceptable | 14/08/2026 |
| 45 | 40 Lion Close | LE9 7RZ | 25/08/2026 | Acceptable | 25/08/2026 |
| 46 | 38 Lion Close | LE9 7RZ | 25/08/2026 | Acceptable | 25/08/2026 |
| 47 | 36 Lion Close | LE9 7RZ | 25/08/2026 | Acceptable | 25/08/2026 |
| 48 | 34 Lion Close | LE9 7RZ | 25/08/2026 | Acceptable | 25/08/2026 |
| 49 | 32 Lion Close | LE9 7RZ | 25/08/2026 | Acceptable | 25/08/2026 |
| 50 | 30 Lion Close | LE9 7RZ | 25/08/2026 | Acceptable | 25/08/2026 |

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

*C. Brown.*

**Date 9 September 2026**

**Christopher Brown MRTPI**  
**Head of Planning**

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## Part III – Particulars of Decision

### **Condition 3 (Land Contamination)**

*The development approved by this permission shall be commenced in accordance with the land contamination investigation submitted and approved under application 23/00802/DISCON except where updated by application 25/00076/DISCON. Any remediation works so approved shall be carried out prior to the site first being occupied. Once the approved mitigation and remediation works have been installed details of this shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).*

### **Consultee Response – Environmental Services**

#### **Assessment:**

Evidence of the mitigation measures have been submitted in the form of photographs and supporting soil delivery tickets, over a period as individual plots became ready for topsoil installation. These documents confirmed both the source of the imported soil and that it met the required standard of being clean material and its use on each plot to the agreed depth.

To facilitate the occupation of the dwellings, the Local Planning Authority maintained an updated monitoring table as each plot progressed. The table records the dates on which the supporting documentation was received and subsequently accepted by Environmental Services.

Photographic evidence and supporting soil tickets have now been provided for all 50 plots. Environmental Services has reviewed the submissions and are satisfied that the final outstanding plots have been appropriately evidenced. Accordingly, Condition 3 is considered to have been fully complied with and is therefore eligible for full discharge.

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#### **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](http://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 conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.