

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00864/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 C13 (Land Contamination) attached to planning permission
23/01023/HYB**

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

Condition 13

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Received 13 November 2025

**C13 C5007_25_E_8690 - Land East of Stretton Croft - Letter Report
C13 STP-BWB-ZZ-XX-RP-YE-0002_RS Hinckley Remediation Strategy**

Received 11 September 2025

C13, Geo-environmental Report

Consultees / Assessed by:

HBBC Environmental Services

Conclusion / Summary:

Condition 13

A Geo Environmental report together with RGS review and the remediation strategy have been submitted to support the discharge of condition 13. The Councils Environmental Services Officer has assessed the contents within the document and are satisfied that the site has been adequately assessed and remediation measures are to be put in place. The report identifies some areas requiring sampling, which should be undertaken in accordance with the report and the discovery strategy. Condition 14 covers any additional contamination found during the development which will ensure that any 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).

Officer Recommendations:

Condition 13 Land Contamination – Discharge