

**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 11 September 2025 17:38  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 25/00823/FUL

**Categories:** Yasmin

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 11/09/2025 5:37 PM from Mr Simon Smith ([simon.smith@hinckley-bosworth.gov.uk](mailto:simon.smith@hinckley-bosworth.gov.uk)) on behalf of HBBC ES Pollution 1.

### Application Summary

Reference:	25/00823/FUL
Address:	Woodside Farm Heath Road Bagworth Heath Bagworth Coalville Leicestershire LE67 1DD
Proposal:	Conversion of redundant rural building to dwellinghouse (Use Class C3) and associated works
Case Officer:	Sullevan Archer

[Click for further information](#)

### Comments Details

The following conditions are recommended.

#### C174. Land Contamination

a)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.

Comments: b)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.

#### NTA 50 - Contaminated Land (1)

In relation to conditions X and X advice from Environmental Health should be sought via [esadmin@hinckley-bosworth.gov.uk](mailto:esadmin@hinckley-bosworth.gov.uk) to ensure that any investigation of land contamination is in accordance with their policy.

#### C75. Land Contamination Found Later

a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.

b) Any remediation works so approved shall be carried out prior to the site first being occupied.

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Kind regards