

Hinckley & Bosworth Borough Council

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

CONDITION PARTIALLY DISCHARGED

Name and Address of Applicant

Helen Bareford
David Wilson Homes East Midlands
Forest Business Park
Cartwright Way
Bardon Hill
Coalville
LE67 1GL

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/00615/DISCON
Application Site: Land East Of, The Common, Barwell
Proposal: Application to discharge condition 7 (Contamination) of planning permission 23/01229/OUT (APP/K2420/W/24/3348387)

Part II – Summary of Decision

CONDITIONS PARTIALLY 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 7 (Contamination)

- C7 – Cover Letter
- C7 – Ground Investigation Scope

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

Date: 12 August 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 7 (Contamination):

Development shall not begin, including works of site clearance and preparation (other than as required to be carried out as part of an approved scheme of remediation) until a scheme for the investigation of any potential land contamination has been submitted to and approved in writing by the local planning authority. The scheme shall include details of how any contamination is to be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be completed prior first use of that part of the site for the intended purpose.

Consultee responses:

Hinckley & Bosworth Borough Council Environmental Health (Pollution):

“The proposed methodology for a Phase II Risk Assessment is fine. The assessment should be submitted once completed.

The condition will be discharged following the submission of the phase II and satisfactory verification of any remediation if required”.

Assessment:

The submitted ground investigation scope alongside the comments received from HBBC Environmental Health Pollution have confirmed that the condition can be partially discharged allowing commencement on site, subject to subsequent submission of the Phase II report and satisfactory verification of any remediation, which would allow for a full discharge of the condition. The decision is made in line with consultee comments.

Note to Applicant:

- 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.