

**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 22 July 2025 14:37  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 25/00676/OUT

**Categories:** Shaun

## 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 22/07/2025 2:37 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:	25/00676/OUT
Address:	Land South Of Jacqueline Road Field Head Leicestershire
Proposal:	Outline planning application for the erection of up to 135 dwellings, amenity space, areas for outdoor play, landscaping and all associated infrastructure (all matters except access reserved)
Case Officer:	Laura Ashton

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### Comments Details

#### Land Contamination

Prior to final comment, comments are required regarding the land contamination report submitted, namely:

How has it been determined that the report, which is 10 years old, is still relevant in 2025.

Asbestos was identified in 2015; what action is proposed to removed asbestos and ensure that asbestos does not remain in the ground?

The following condition is recommended.

#### 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.

#### Air Quality

The construction mitigation detailed in the AQ report should be incorporated into

the CEMP below.

#### Construction

The following condition is recommended.

a) Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.

b) The agreed details shall be implemented throughout the course of the development.

Site preparation and construction shall be limited to the following hours;

Monday – Friday 07:30 – 18:00

Saturday 08:00 – 13:00

No working on Sundays and Bank Holiday

#### Noise

Notwithstanding the report submitted, the conclusions regarding noise shall be revisited at detailed design stage. The following is therefore recommended.

##### C40. Noise Attenuation

a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic has been submitted to and approved by the Local Planning Authority

b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

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Kind regards