

From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Sent: 27 July 2026 09:51:23 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: FW: 26/00518/FUL

Hi team,

Please can EH comments be added to the file.

Many thanks,

Joe Fleetwood

Planning Officer

(Development Management)

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From: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Sent: 27 July 2026 09:46
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Subject: 26/00518/FUL

Morning

I am having issues submitting my comments for this application online - I'll keep trying; but here they are as my deadline is tomorrow.

Regards

Simon

Air Quality

Mitigation is recommended for the construction phase and this should form part of a conditioned Construction Environmental Management Plan (CEMP).

Construction

Further to the above, 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 Holidays

Land Contamination

The submitted report details matters relating to impact on the water environment and so the Environment Agency should comment on this application. My comments relate to impact on human health only.

The report details the requirement for a remedial strategy and implementation plan. The following conditions are therefore recommended.

a) No development approved by this permission shall be commenced until a scheme for the remediation of land contamination identified on the site has been submitted to and agreed in writing by the Local Planning Authority.

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.

c) A validation report shall be submitted to and agreed in writing by the Local Planning Authority prior to the site first being occupied.

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.

Odour/Noise (Fixed Plant)

The following condition is recommended.

a) Development shall not begin until a scheme for protecting the nearby dwellings from noise and odour from fixed plant has been submitted to and approved by the Local Planning Authority.

b) All works which form part of the scheme shall be completed prior to the site first being occupied.

Light

The following condition is recommended

a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

b) The lighting shall be installed, maintained and operated in accordance with the approved details.

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