

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 06 July 2026 12:03:39 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00532/FUL
Categories: April

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 06/07/2026 12:03 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	26/00532/FUL
Address:	The Manor Wood Lane Norton Juxta Twycross Leicestershire
Proposal:	Erection of 4 custom build dwellings
Case Officer:	Alex Jelley

[Click for further information](#)

Comments Details

Comments:	Land contamination The Phase I Risk Assessment recommends that further intrusive investigation should be carried out for both land contamination and ground gas. The recommendations within the Phase I should be followed. This may be conditioned.
	Noise I have concerns relating to noise. The adjacent industrial site and agricultural premises will have seasonal variations in its workload.
	I understand that the adjacent industrial sites planning permission limits operational hours to 06:00- 22:00 Hrs and 08:00- 13:00 on a Saturday. Background monitoring, and the assessment should have covered these times. The first hour of potential operation is in night time hours and although the factory may not operate at this time year round it has permission to do so.

I have visited the site in the past and noted a door to the western wall of the factory. I noted several items of equipment close to the door facing the proposed site (which was open to provide ventilation at the time of the unannounced visit). Previous permissions on this site have required noise mitigation including an acoustic fence along the boundary to the industrial site. The site immediately to the north required mechanical ventilation and I would recommend the same for this site. This may be conditioned.

Construction

Development Phase

I recommend that a condition is applied to any permission granted requiring a Construction Environmental Management Plan (CEMP) to control the environmental impacts of the development of the site.

Recommended Conditions:

Land Contamination

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.

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 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.

C77. Landfill Gas Scheme

a) No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas shall be dealt with.

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.

Noise

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent agricultural and industrial site 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.

CONSTRUCTION

- 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

Kind regards

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR