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**From:** Giles Rawdon  
**Sent:** 17 July 2025 11:01  
**To:** Matt Jedruch  
**Subject:** RE: 24/01158/OUT - Land Off Brascote Lane, Newbold Verdon - Air Quality Assessment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning Matt

Thank you.

#### Air Quality

The Air Quality report predicts negligible impact from the development. The Air Quality Assessment recommends mitigation for the air quality impacts from the construction phase and these should form the basis of the air quality section of a CEMP for the site including the desirable measures. I note section 3.1 states that Consultation was undertaken with HBBC on 26th April 2024. At the time of writing, no response was received. I have checked my emails and note that a response was returned on the 28<sup>th</sup> April 2024.

#### Land Contamination

The Phase I report recommends that further intrusive works should be carried out and this should be conditioned.

#### Construction

I recommend a Construction Environmental Management Plan is conditioned for the site given the size of the development and likely timescale.

#### Recommended Conditions

##### CONTAMINATED LAND

##### 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](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.

#### 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

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**From:** Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

**Sent:** 17 July 2025 10:32

**To:** Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>

**Subject:** FW: 24/01158/OUT - Land Off Brascote Lane, Newbold Verdon - Air Quality Assessment

Morning Giles

Further to your consultation response from 06/01/25, please see the attached AQA as requested.

Happy to discuss further if required.

Many thanks,

Matt

**Matt Jedruch (He/Him)**

Senior Planning Officer

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**From:** Connor Wigley <[Connor.Wigley@richborough.co.uk](mailto:Connor.Wigley@richborough.co.uk)>

**Sent:** 17 July 2025 10:08

**To:** Matt Jedruch <[Matt.Jedruch@hinckley-bosworth.gov.uk](mailto:Matt.Jedruch@hinckley-bosworth.gov.uk)>

**Cc:** Alasdair Thorne <[Alasdair.Thorne@marrons.co.uk](mailto:Alasdair.Thorne@marrons.co.uk)>; Harry Jackson <[harry.jackson@richborough.co.uk](mailto:harry.jackson@richborough.co.uk)>

**Subject:** 24/01158/OUT - Land Off Brascote Lane, Newbold Verdon - Air Quality Assessment

Hi Matt,

I hope you're well. Further to our dialogue earlier in the week, I am pleased to report that the AQA has been expedited and is attached.

Can you please re-consult your EHO?

If you or they have any queries, just let us know.

Kind regards,

Connor



Connor Wigley  
Planning Manager

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