

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 24 October 2025 14:49:53 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00931/FUL
Categories: Yasmin

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 24/10/2025 3:49 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/00931/FUL
Address:	Cliffe Hill Farm Little Shaw Lane Markfield Leicestershire LE67 9PP
Proposal:	Development of a logistics park for storage and distribution (Class B8), general industry (Class B2), ancillary office space (Class E) and associated infrastructure.
Case Officer:	Emma Baumber

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Comments Details

The following comments on noise impact need consideration prior to final comment.

NOISE

Comments: The noise report is based on assumptions and so the conclusions reached can not be guaranteed and as such the following comments are intended to maximise protection of residential amenity from noise.

The noise contours from the model should be submitted.

It needs to be confirmed by the applicant that the assumptions of

the noise report are accurate to the proposed development. This is particularly important for section 5.1.4.

Section 5.1.2 – how has the assumption regarding forklift truck movements been reached?

Section 5.1.4 states This assumption would be assisted with the express use of automatic loading doors on all proposed units it needs to be detailed if this has been applied to the design of the buildings; if not, how does this affect the conclusions reached.

Consideration is required on the impact from noise on external amenity areas of the adjacent residential premises.

It needs to be confirmed if the noise model included the proposed acoustic fence adjacent to the egress road and also included the raised landforms (e.g. topsoil mounds).

A suitably worded condition will be required to ensure the assumptions made within the report regarding external plant are equal to the final choice of plant.

The design detail of the proposed acoustic fence (e.g. density) will need to be submitted or submitted as part of a suitably worded condition.

Other similar developments that are close to residential have included a noise management plan within the application detailing noise management techniques that will be used on site to limit noise; this should be included for this application. Such plans include, but are not limited to:

- Loading bays e.g. sealed loading bays
- Roll cages e.g. use of anti-vibration matting.
- Reversing alarms (vehicles and fork lift trucks e.g. broadband alarms where possible).

In addition, the following conditions have been used on similar developments and consideration is recommended on including in any permission granted.

1. a) Within 28 days from the receipt of a written request from the local planning authority, the operator shall, at its own expense, employ an independent consultant to assess the level of noise emissions from the operation at an agreed location following a procedure to be agreed in writing prior to the commencement of development with the local planning authority.
b) Details of the assessment and its results as to whether the predicted noise levels detailed in the noise report submitted as part of the application have been exceeded shall be reported to the local planning authority as soon as the assessment is completed.
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2. a) Upon notification in writing from the local planning authority of an established exceedance of the noise levels detailed in the noise report submitted as part of the application, the operator shall, within 28 days propose a scheme to the local planning authority to mitigate the exceedance to prevent its future occurrence, including a timetable for its implementation.
- b) Following the written approval of the scheme by the local planning authority it shall be activated forthwith and thereafter retained.

The following are my final comments.

Should the masterplan change, the conclusions of the submitted reports will need to be reconsidered.

LIGHT

It needs to be noted that my assessment of light is in regards to the impact on residential amenity only. The report refers to impact on ecology which I have not considered. It is worth noting that the development will increase levels of light generally in the area; as stated, I have only considered this regarding impact on residential amenity.

I have no further comment on light impact and recommend no condition.

CONTAMINATED LAND

The submitted Phase I report recommends a Phase II investigation. The following conditions are recommended.

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
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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

The following conditions are recommended. The CEMP should include the recommendations contained within the Air Quality Assessment (Section 7.1)

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