

**From:** public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>  
**Sent:** 14 November 2025 10:49:24 UTC+00:00  
**To:** "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>  
**Subject:** Consultee Comments for Planning Application 25/01004/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 14/11/2025 10:49 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

### Application Summary

|               |  |
|---------------|--|
| Reference:    | 25/01004/FUL   |
| Address:      | Land To Rear Of Springbank High Street Stoke Golding Nuneaton Leicestershire CV13 6HF                  |
| Proposal:     | Demolition of existing dwelling and erection of 19 dwellings, formation of access and associated works |
| Case Officer: | Ashleigh Gade  |

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### Comments Details

I have no objection to the scheme; I have the following comments and associated recommended conditions.

#### LAND CONTAMINATION

Comments: Some consideration is required on the potential for land contamination associated with agricultural use. 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](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

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

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Kind regards