

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 20 January 2026 11:18:31 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01213/OUT
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 20/01/2026 11:18 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/01213/OUT
Address:	Land South Of Sacheverell Way Groby Leicestershire
Proposal:	Outline planning application for a residential development of up to 180 dwellings, alongside associated access via two junctions from Sacheverell Way, green and blue infrastructure (including drainage, landscaping and public open space), ancillary infrastructure, and enabling ground remodelling (All matters reserved except access)
Case Officer:	Ashleigh Gade

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Comments Details

LAND CONTAMINATION

The Phase I land contamination assessment recommends a Phase II assessment for both land contamination and ground gas. The following conditions are recommended.

Comments: 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

The noise assessment has identified the adjacent road network as a noise source that will have an impact on end users. The assessment was based on the masterplan submitted and so will need to be refreshed when detailed design is confirmed. In addition, the assessment recommends careful consideration at detailed design to ensure noise impact is minimised. The following condition is recommended.

C40. Noise Attenuation

a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent road network 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

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

Kind regards