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Sent: 14 April 2026 10:00:09 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01179/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 14/04/2026 10:00 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/01179/FUL
Address:	Houghton House Sheepy Road Sibson Nuneaton Leicestershire CV13 6LE
Proposal:	Conversion of existing dwelling into 2 dwellings, demolition of outbuildings and construction of 3 new dwellings and associated works
Case Officer:	Sullivan Archer

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Comments Details

Comments:	Due to the potential for historic use to have impacted the site I recommend a condition requiring the investigation of potential land contamination.
	Due to the proximity of neighbouring properties and likely timescale of development I recommend that A CEMP is conditioned along with operating hours for the site preparation and construction works.
	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 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

Kind regards

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