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Sent: 19 December 2025 10:17:32 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01157/OUT

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 19/12/2025 10:17 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/01157/OUT
Address:	Land Opposite Industrial Estate Hill Lane Markfield Leicestershire
Proposal:	Outline planning permission for the erection of up to 67 dwellings (All matters reserved except for access)
Case Officer:	Matt Jedruch

[Click for further information](#)

Comments Details

Consideration is required into the potential for impact on the development from odour and light from the industrial estate.

NOISE

Comments: The submitted report is based on illustrative layout only and as such the report will be required to be reviewed once detail design is known and therefore if permitted, the following condition is recommended. The report states that an Acoustic Design strategy and Mitigation Strategy will form part of the detailed design and so this would need to be submitted to inform the information to meet the requirements of the condition.

C40. Noise Attenuation

a) Development shall not begin until a scheme for protecting the

proposed dwellings from noise from air source heat pumps, adjacent industrial estate and the M1 motorway 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.

CONTAMINATED LAND

If permitted, 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 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

If permitted, the following conditions are 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