
From: public.access@hinckley-bosworth.gov.uk
Sent: 14 August 2025 14:29
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01157/HYB
Categories: Shaun

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 14/08/2025 2:29 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/01157/HYB
Address:	Kyns Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP
Proposal:	Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works
Case Officer:	Alex Jelley

[Click for further information](#)

Comments Details

Comments:	Air Quality I have no further comments relating to air quality. I recommend that a Construction Environmental Management Plan (CEMP) is conditioned to control dust during the development phase.
	Land contamination/ ground gas In previous applications recommendations have been made for gas protection measures to be incorporated in the design of buildings on the site. Advice should be sought to include the proposed areas and buildings. This may be conditioned. As this is a hybrid application it may be sensible to condition the two elements separately to prevent issues with pre-commencement conditions.
	Noise I recommend a condition is applied to any permission granted to control noise from the proposed development.
	Lighting I recommend that a condition is applied to control lighting of the site. The lighting strategy should demonstrate compliance with the institution of lighting

professionals current guidance note on the reduction of obtrusive light.

Construction

I recommend a Construction Environmental Management Plan is conditioned for the site.

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.

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. 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.

Reason: As the site lies within 250 metres of a known landfill/made up ground site and in the absence of detailed information which demonstrates that the site does not have ground gas egress, in order to safeguard human health and to ensure that the necessary measures are taken to avoid any risk to public safety, in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Noise Attenuation (2)

- a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before the permitted development first comes into use.

LIGHT

- a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).
- b) The lighting shall be installed, maintained and operated in accordance with the approved details.

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