

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 14 January 2026 15:20:03 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01207/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 14/01/2026 3:20 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/01207/OUT
Address:	Land To The East Of Ashby Road Ashby Road Hinckley Leicestershire
Proposal:	Outline application for up to 103 dwellings (All matters reserved except access)
Case Officer:	Sullivan Archer

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Comments Details

I have the following comments and recommendations:

Air Quality

The Air Quality Assessment does not predict a significant impact from the proposed development. Mitigation is recommended for the construction phase and this should form part of a conditioned Construction Environmental Management Plan (CEMP).

Comments:

Noise

Dependent upon the final site layout and house design some mitigation is likely to be required. I recommend a condition to ensure noise is considered once the final layout is set.

Land Contamination

The Phase I Risk Assessment recommends that further intrusive

works are carried out to characterise the site, including a landfill gas risk assessment. This may be conditioned.

Construction Phase

I recommend a CEMP is conditioned to manage the environmental impacts of the development during the construction phase.

Recommended conditions

C40. Noise Attenuation

- a) Notwithstanding the recommendations within the submitted Noise Impact Assessment ref: 29356-ENV-0401 Rev A dated August 2025 no development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent B582 road 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.

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
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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