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**Sent:** 15 January 2026 09:50:07 UTC+00:00  
**To:** "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>  
**Subject:** Consultee Comments for Planning Application 25/01229/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 15/01/2026 9:50 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

### Application Summary

Reference: 25/01229/FUL

Address: Land South Of Lindley Wood Fenn Lanes Fenny Drayton  
Leicestershire

Proposal: Proposed change of use from residential (Class C3) to a self storage facility (Sui generis). To include 240 self-storage containers and caravan self-storage; removal of one set of entrance gates and replacement of other entrance gates; provision of soft landscaping and sustainable drainage infrastructure.

Case Officer: Christine Zacharia

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### Comments Details

I have the following comments:

Comments: Land contamination  
I have referred to a Phase II Risk Assessment carried out under a previous planning application for the site. For residential use the site was found to require remediation due to elevated levels of some contaminants. When compared to the criteria for commercial use the levels of contaminants in the soils are below the criteria requiring remediation.

Should permission be granted I would recommend a condition to provide a watching brief in the event that contamination is found during the development of the site.

Noise

Can the applicant provide the proposed operating hours? There is mention that the site will not be 24 hours however no hours are proposed.

Lighting

Will the site be provided with artificial lighting? If so this will need consideration however may be conditioned.

Construction

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

I will provide full comment once the above queries relating to noise and light are addressed.

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Kind regards