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From: Kennedy.Nwokolo <Kennedy.Nwokolo@ashfield.gov.uk>

Sent: 03 February 2026 13:51

To: James.Carr <James.Carr@ashfield.gov.uk>

Subject: Ref: X/2026/0003 - EP Comments - 6 Fackley Road, Teversal, Sutton in Ashfield, Nottinghamshire

Importance: High

Hi James,

With regards to the above planning application, I have no significant concern that the proposed would cause significant environmental impact (odour & contaminated land issues) to occupiers and occupiers of neighbouring properties. However, the property is located close to the adjacent rail line. While a formal noise assessment is not considered necessary for a development of this scale, the applicant is advised to ensure that the proposed rear family room incorporates glazing and ventilation with suitable acoustic performance. This will help maintain acceptable internal noise levels and ensure the extension remains fit for purpose once occupied

In addition, historic mapping has identified that the site is close to a train-line with potential links to contamination. The presence of these historic uses raises legitimate concerns regarding possible land contamination that should be carefully considered in any future development. The location and may contain areas of made ground or other materials that could present risks to construction workers and future occupiers. The Developer is strongly advised to ensure that all appropriate measures are taken to identify and manage any potential land contamination in accordance with current legislation, relevant environmental guidance, and recognised best practice.

All works should be undertaken with due regard to the protection of human health, controlled waters, and the wider environment.

I have no objections regarding this application.

Kind Regards

Kennedy Nwokolo

Environmental Health Officer (Environmental Protection)
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Place and Communities

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