

Jane Steel

From: Alex Jelley
Sent: 11 October 2024 09:27
To: Planning Folder New
Subject: FW: 24/00914/OUT - Outline application Ratby - consultee comments

From: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Sent: 11 October 2024 08:28
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT - Outline application Ratby - consultee comments

Morning

Please see my response below...

Air quality is a material planning consideration and as such this authority refers to the Institute of Air Quality Management guidance "Land-Use Planning & Development Control: Planning For Air Quality " amongst other guidance .

This IAQM document states that air quality should be assessed where the proposed development will result in "A change of LDV flows of: -more than 100 AADT within or adjacent to an AQMA -more than 500 AADT elsewhere". Although the site is not close to an AQMA the size of the development is likely to exceed the criteria whereby an assessment is required outside an AQMA.

The guidance also states that "Outline applications should contain sufficient detail to allow the impacts to be properly assessed". The assessment should be carried out at this stage as it is unlikely that major changes will take place to mitigate any impacts at a later stage in the design process.

For reference the IAQM guidance "Guidance on the assessment of dust from demolition and construction" is also used by this Authority and was updated in 2024. The applicant may wish to include this element as part of the assessment to inform the Air Quality section of a CEMP which would be a recommended condition on any permission granted for a site this size.

Regards

Simon Smith

Team Leader – Environmental Protection
Hinckley and Bosworth Borough Council

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 09 October 2024 15:46
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: FW: 24/00914/OUT - Outline application Ratby - consultee comments

Hi Simon,

Thanks for your comments as attached. I have forwarded these over to the applicant and they have come back with the response below – please could you let me have your comments on this asap?

Thanks very much.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>
Sent: 09 October 2024 14:33
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT - Outline application Ratby - consultee comments

Hi Alex,

Having reviewed this, I cannot identify whether there is a particular source of concern for the EHO which has led them to request the air quality assessment? As far as I am aware one has not been requested for the other sites within the wider parcel, and the site is not close to any AQMAs. If you could provide some further detail that would be appreciated.

Best wishes,

Sarah

Sarah MacPherson
Senior Planner

D 0115 945 3781
E sarah.macpherson@marrons.co.uk



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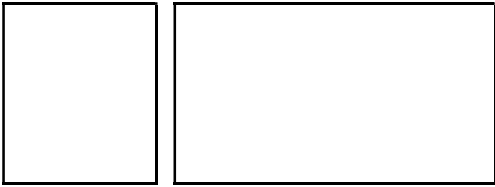
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From: Sarah MacPherson
Sent: 08 October 2024 13:24
To: 'Alex Jelley' <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT - Outline application Ratby - consultee comments

Thanks Alex, I'll review and get back to you

Sarah

Sarah MacPherson
Senior Planner

D 0115 945 3781
E sarah.macpherson@marrons.co.uk



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Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ
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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 07 October 2024 14:39
To: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>
Subject: 24/00914/OUT - Outline application Ratby - consultee comments

This Message originated outside your organization.

Dear Sarah,

Please find attached comments from the Council's Environmental Health Team. They are requesting that air quality is considered prior to determination of the application. Please could you submit this information at your earliest convenience?

Kind Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

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