
From: public.access@hinckley-bosworth.gov.uk
Sent: 14 January 2025 11:24
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01061/OUT

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 14/01/2025 11:23 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/01061/OUT
Address:	Land North Of Barlestone Road Newbold Verdon Leicestershire
Proposal:	Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Class E(e)), public open space and associated infrastructure
Case Officer:	Emma Baumber

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Comments Details

I have reviewed the additional details provided regarding light and have the following comments and recommendations:

Land Contamination

The Phase I risk assessment recommends that further intrusive works are carried out including a ground gas risk assessment. The recommended works should be carried out. This may be conditioned.

Noise

Comments: The Noise Impact assessment makes recommendations regarding mitigation of noise from Barlestone Road and these should be conditioned. The report also provides background noise levels to be used to establish rating levels for any plant/equipment relating to the community facility and a condition should be added relating to this to protect the amenity of the area.

I have some concerns relating to the noise from the Equestrian Centre (music/tanoy noise levels) These were measured at CM2 at 54dB and it could be safely assumed that the same levels would be found at the south eastern corner of the building closer to the proposed residential units. BS5233 levels relate to steady noise which this is not. Section 6.10 states that an `AVOG Level 2

assessment is considered optional for properties exposed to noise from the Equestrian Centre- this should be carried out. This needs some additional consideration however could be conditioned and managed at the detailed design stage.

Air Quality

The Air Quality Risk Assessment predicts that air quality will not be significantly impacted by the development. Recommendations are made with regard to mitigation during the construction phase of the development and these should form part of a Construction Environmental Management Plan (CEMP) for the site.

Construction

I recommend a CEMP is conditioned to manage the environmental Impacts of the development during site preparation and construction.

Light

The lighting scheme for the community facilities should be shown to be compliant with the ILP Guidance Notes for the Reduction of Obtrusive Light: GN01/21 for an Environmental Zone E2- this should be conditioned.

Recommended Conditions:

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 carried out prior to the site first being occupied.

Noise

The rating level of the noise emitted from the community facilities located at the site shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from Barlestone Road and the adjacent equestrian centre 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.

REASON: In the interests of residential amenity

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

Light

- a) Details of any external lighting of the community facilities 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.
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Kind regards