From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: 13 November 2026 13:35:17 UTC+00:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: RE: Consultee Comments for Planning Application 25/00197/REM

Morning Matt

Thank you for the additional information.

With regard to the cattery this is at a similar distance to existing residential properties and so I would not be so concerned with that.

With regard to the NIA is that for the REM or to discharge the outline condition?

Section 5.4.17 states that
“While the purpose of this report is to assess the feasibility of the proposals in planning terms,
a further noise assessment of the detailed design proposals will be able to advise on the
suitability of further glazing and ventilation strategies”.

As such the report does demonstrate that noise is manageable on the site and the conclusion in section 6.2 are sound however at this stage to discharge (this part of the site) for the outline condition we will need to see more specific details including:

- A plot schedule confirming exactly which plots and rooms will be fitted with mechanical or alternative cooling (the proposed MVHR system) and details of the same together with proposals for verification that this has been installed post construction.
- Details of the proposed acoustic fence including final specification and installation method, plans for maintaining the barrier etc.

Thanks

Giles

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 11 November 2026 14:06
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Cc: PF - Planning <planningapplications@hinckley-bosworth.gov.uk>
Subject: RE: Consultee Comments for Planning Application 25/00197/REM
Importance: High

Hi Giles,

I hope all is well.

Thanks for your comments on this application.

It has been a while since your initial response, and the layout has been amended so that the cattery is now more than 20 metres from the nearest dwelling:



Condition 9 (Land Contamination) of 23/00673/OUT has been discharged under 26/00811/DISCON. Condition 18 (noise) is currently under consideration (26/00988/DISCON). I have attached the Noise Assessment submitted with 26/00988/DISCON.

Please can you provide revised comments and confirm whether the proposal is now acceptable?

I would be happy to discuss further if required.

Kind regards,

Matt

Matt Jedruch (He/Him)
Team Leader
Tel: 01455 255809
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From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: 18 March 2025 11:19
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: FW: Consultee Comments for Planning Application 25/00197/REM

Hi Matt

Without knowing the potential noise levels it's difficult to say. I note on 17/00705/FUL there is a noise management plan stating that if there were noise issues relating to cats the offending cat would be taken into the home.

They do need to discharge condition 18 and noise could affect the layout so I think its best done at this stage so I think it would be best to re-word that condition to include the cattery if that's possible.

Condition 18 refers to BS8233 which is fine for transport (steady) noise. It isn't suitable for industrial/commercial noise which should be assessed using other criteria (usually BS4142).

I hope that helps.

Thanks

Giles

From: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Sent: 17 March 2025 16:33
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Subject: FW: Consultee Comments for Planning Application 25/00197/REM

Simon Smith
Team Leader – Environmental Protection
Hinckley and Bosworth Borough Council

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 17 March 2025 16:01
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: RE: Consultee Comments for Planning Application 25/00197/REM

Hi Simon,

Thanks for your comments.

I know that it is not specifically mentioned in condition 18 of the outline permission, but I have spoken to the owner of Burbage Cattery at 154 Station Rd, Burbage and they have concerns both for their business and prospective residents re. noise and disturbance.

I have highlighted the location of the cattery below in yellow:



At this stage, would you recommend suggesting that Jelson consider re-siting these dwellings? I am also considering re-wording condition 18 to add the consideration of potential noise from the cattery.

Many thanks,

Matt

Matt Jedruch (He/Him)
Senior Planning Officer
Tel: 01455 255809
Mob: 07721857007
Email: Matt.Jedruch@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 14 March 2025 14:16
To: Planning Application Comments <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00197/REM

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 14/03/2025 2:15 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/00197/REM

Address:	Land South Of Pumping Station Aston Flamville Road Burbage Leicestershire
Proposal:	Reserved Matters submission for the appearance, layout and scale of development for 238 no. dwellings (southern parcel) pursuant to outline planning permission 23/00673/OUT.
Case Officer:	Matt Jedruch

Click for further information

Comments Details

Comments:	I note planning conditions 9 and 18 of the outline planning permission have not been discharged. Without the information required for the above conditions I am unable to comment on this application in terms of potential land contamination and noise impact. A Phase II report should be submitted. Should the Phase II identify the need for remediation a Remediation Strategy should also be submitted. A Noise Impact Assessment should be submitted prior to the reserved matters for the northern parcel (Phase 2). With regard to "appropriate noise mitigation measures" the assessment of noise from commercial/industrial sources should be made with reference to BS4142. Noise from the road network should be assessed using BS8233

Kind regards

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