

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 13 August 2026 12:41:23 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00113/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 13/08/2026 12:41 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	26/00113/REM
Address:	Land West Of Workhouse Lane Burbage Leicestershire
Proposal:	Application for the approval of Reserved matters (Layout, Scale, Appearance, Landscaping) of outline planning permission 20/01012/OUT for residential development of up to 40 dwellings
Case Officer:	Alex Jelley

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Comments Details

Comments:	Contaminated Land The Phase II Risk assessment submitted recommends that additional testing is carried out to determine whether remediation is required. This work should be carried out prior to the commencement of development as soils may need to be removed/replaced.
	Noise Table 2 of the submitted Noise Impact Assessment shows the noise levels at the nearest dwellings to the M69. The noise levels for day and night are 58dBLAeq,16Hr and 55dBLAeq,8hr respectively. This results in internal noise levels well in excess of the adopted criteria if windows are open.
	The use of trickle ventilators may provide 'Whole dwelling ventilation' but is generally insufficient to provide ventilation to

combat overheating unless the initial ventilation strategy is provided through mechanical ventilation with summer bypass options.

It is reasonable to expect that occupants would wish to regulate temperature by opening windows particularly during warmer months. Should occupants of the proposed dwellings wish to open windows to regulate temperature during the summer months they could experience higher than desirable levels of noise intrusion- if they were solely reliant on the ability to open windows to assist with the thermal control of their properties.

The ventilation strategy for affected plots should be reconsidered. This may be conditioned.

I will provide full comment once the above has been addressed.

Kind regards

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