

From: public.access@hinckley-bosworth.gov.uk
Sent: 30 May 2024 14:04
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00496/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 30/05/2024 2:03 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/00496/REM
Address:	Land North Of Hill Top Farm Hill Top Earl Shilton Leicestershire
Proposal:	Approval of reserved matters (appearance, landscaping, layout, scale) for 140 dwellings and associated infrastructure pursuant to 21/00135/OUT (Residential development for up to 140 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) (Outline- access only)
Case Officer:	Emma Baumber

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Comments Details

The Noise Impact Assessment submitted at the application stage of the outline planning permission recommended:

7.1.5 Road traffic noise levels have been assessed against the guideline values suggested by ProPG and BS8233. The initial Site Noise Risk Assessment carried out in accordance with ProPG shows that proposed receptors in the eastern part of the proposed development, close to Leicester Road, are at a Negligible to Medium risk of experiencing an adverse noise impact due to road traffic during the day and nighttime periods respectively, with no mitigation in place.

Comments: 7.1.6 Outline mitigation measures for road traffic noise are set out in Section 6 of this report, which include orientating gardens on the screened side of buildings and an alternative means of ventilation for those facades of dwellings close to and facing to Leicester Road.

7.1.7 An overheating assessment has been carried out in accordance with the AVO Guide. The Stage 2 Assessment finds that mitigation will be required for some areas of the development, closest to and facing Leicester Road. With the implementation of mitigation, the risk of an overheating condition occurring is low.

7.1.8 Any mitigation requirements can be confirmed, on a plot by plot basis, once a detailed design layout is available.

Condition 12 of 21/00135/OUT is: 12. Development shall not begin until a scheme for protecting the proposed dwellings from noise from Leicester Road, Earl Shilton has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied. This does not appear to have been discharged.

Now that a detailed design is available the NIA should be updated and mitigation proposed.

The fencing to the East of plots 1 and 21 will need revision.

Kind regards