

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 April 2024 14:28
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00264/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 22/04/2024 2:28 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	24/00264/OUT
Address:	Land North Of Normandy Way Hinckley Leicestershire
Proposal:	Outline planning permission for the erection of up to 415 dwellings, including landscaping, open spaces, drainage and associated infrastructure (outline - access only)
Case Officer:	Alex Jelley

[Click for further information](#)

Comments Details

I have no objection to the scheme subject to condition. Please note that the wording of my recommended conditions below may need to be amended if the development is proposed to be completed in phases i.e. pre-commencement requirements.

NOISE

The design is illustrative only and therefore the conclusions of the noise report will need to be reviewed at detailed design stage and therefore the following condition is recommended.

The submitted report does not include an assessment of the impact from Sunnyside Farm. The impact from both Sunnyside Farm and Westfield Farm should be completed following a visit to the farms to fully understand what noise sources/activities could cause impact; rather than the assumptions made in the report

It needs to be noted by the applicant that where noise standards can only be met with closed windows, trickle ventilation will not be adequate and some form of mechanical ventilation will be required.

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from adjacent roads and the proposed school 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.

AIR QUALITY

The Air Quality Assessment is acceptable provided the traffic figures used in the assessment are accepted. Should the traffic figures change the report will need to be updated.

The recommended mitigation for construction phase dust within the Air Quality Impact Assessment should be incorporated into a CEMP for the construction phase.

LAND CONTAMINATION

Owing to the agricultural use of the land, the following condition is recommended.

C174

- 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 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.

CONSTRUCTION

The following condition is recommended.

- 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

Kind regards