

Mr Alex Jelley
Hinckley & Bosworth Borough Council
Development Services
Hinckley Hub Rugby Road
Hinckley
Leicestershire
LE10 0FR

Our ref: LT/2024/128376/03-L01
Your ref: 24/00083/HYB
Date: 21 March 2025

Dear Mr Jelley

HYBRID PLANNING APPLICATION FOR 422 DWELLINGS, PUBLIC OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND THE DEMOLITION OF 65 AND 65A COVENTRY ROAD, AND BURBAGE FIELDS FARM AND OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL CARE HOME AND UP TO 11NO. SELF-BUILD PLOTS (ALL MATTERS RESERVED EXCEPT FOR ACCESS) LAND AT BURBAGE FIELDS FARM, BULLFURLONG LANE, BURBAGE, LEICESTERSHIRE.

Thank you for referring the amended plans regarding the above application and which were received on 10 March 2025.

Environment Agency position

The proposals will be acceptable if the following Condition is included on any permission granted.

Condition

The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the proposed development does not harm the water environment in line with paragraph 187 of the National Planning Policy Framework.

Note:

The dewatering, treatment and subsequent discharge of any construction runoff will require an application to be made for the relevant Permits:

Temporary dewatering from excavations to surface water: RPS 261 - GOV.UK

Environment Agency
Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

(www.gov.uk).

Discharges to surface water and groundwater: environmental permits - GOV.UK
(www.gov.uk).

We accept the proposal to connect all houses to the mains sewers (foul) so long as there is an agreement, in writing, which outlines who will be responsible for the future maintenance and repair of the private pumping station on Flanders Close.

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers. We advise that polluting materials and chemicals are stored in an area with sealed drainage.

Maintenance and upkeep of private sewage pumping stations needs to be formalized as these can a source of pollution when in disrepair.

Decision notice

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours sincerely

Mr Nick Wakefield
Planning Specialist

Direct dial 02030 253354

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