

From: public.access@hinckley-bosworth.gov.uk
Sent: 16 February 2024 12:00
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00083/HYB

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 16/02/2024 12:00 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/00083/HYB
Address:	Land At Burbage Fields Farm Bullfurlong Lane Burbage Leicestershire
Proposal:	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)
Case Officer:	Alex Jelley

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Comments Details

I have reviewed the documents provided and have the following comments:

Air Quality

The Air Quality Impact Assessment predicts a negligible impact from the operational phase.

The report recommends mitigation measures for the construction phase to form part of a Construction Environmental Management Plan (CEMP) for the site. A CEMP should be conditioned.

Comments: Land Contamination
The Phase I Risk Assessment recommends that further intrusive investigation should be carried out for both land contamination and ground gas. This may be conditioned.

Noise

Internal Noise Levels

The Noise Impact Assessment identifies noise from the M69 as the dominant noise source. Noise within properties close to the M69 will exceed current guideline criteria with windows open and the report recommends trickle ventilation. Where noise criteria is not able to be met with windows open it must be demonstrated that sufficient ventilation is proposed and alternative ventilation

strategies may be required such as mechanical ventilation to habitable rooms.

External Noise Levels

Properties in the eastern section of the proposed development together with some properties to the southern section, including the care home are predicted to have external noise levels in excess of 55dB with the proposed mitigation. The WHO Guidelines for Community Noise state that "To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 55 dB LAeq on balconies, terraces and in outdoor living areas. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound level should not exceed 50 dB LAeq. Where it is practical and feasible, the lower outdoor sound level should be considered the maximum desirable sound level for new development." Should the development be permitted it is predicted that there would be no external areas at the care home within the criteria. Further mitigation and reconfiguration of the site should be considered to assist in good acoustic design to protect the amenity of future residents should permission be granted.

Operational Use- Traffic Noise

The NIA predicts a low impact from operational use however an assessment of the properties directly adjacent the entrance to the development, including garden areas, should be assessed.

Kind regards