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Sent: 26 August 2026 10:53:23 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00675/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 26/08/2026 10:53 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	26/00675/OUT
Address:	Land South Of Bosworth Academy Leicester Lane Desford Leicestershire
Proposal:	Outline planning application for residential development of approximately 550 dwellings, including provision of a primary healthcare facility and district centre [E Use Class]; sports facilities; public open space; access from Peckleton Lane and Leicester Lane with a connecting road; sustainable drainage; and associated infrastructure. All matters reserved except for access.
Case Officer:	Emma Baumber

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Comments Details

Comments:	I have the following comments and recommendations:
	Air Quality
	The Air Quality Assessment does not predict a significant impact from the proposed development. Mitigation is recommended for the construction phase and this should form part of a conditioned Construction Environmental Management Plan (CEMP).
	Noise
	Future dwellings.
	Noise criteria will be exceeded in some locations with windows 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 facing Leicester Lane and Peckleton Lane 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. I would recommend alternative ventilation for these properties e.g. mechanical ventilation. This may be conditioned

External Plant

I recommend a condition to control noise levels from any external plant (ASHP/AC units/condensers etc.) associated with the non residential elements of the proposed development.

Sports/play areas

The site and provision for sport/play (football pitches/skate park/play areas) will need to be assessed once the final design is known. This may be conditioned.

Future Road/Access

The Access road and any associated mitigation required will need to be assessed once the final plans are known. This may be conditioned.

Contaminated Land

The submitted Phase I report recommends that further intrusive works are carried out to characterise the site. This may be conditioned.

Light

The lighting strategy, particularly of sport and commercial areas will need careful consideration. The strategy should be demonstrated to be compliant with the current Institution of Lighting Engineers guidance on the reduction of obtrusive light. Any illuminated signage must likewise be compliant with the relevant ILP guidance (currently the Institution of Lighting Professionals- Professional Lighting Guidance (PLG 05) 'Brightness of Illuminated Advertisements including Digital Displays').

This is manageable and may be conditioned from an environmental Health perspective. Ecology may have differing opinions within their remit.

Construction

I recommend that a Construction Environmental Management Plan is conditioned to mitigate the environmental impacts of the development phase.

Recommended conditions:

Noise

Noise

Attenuation- Road Network

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the surrounding road network 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.

Noise

Attenuation- Site Roads

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

Noise

Attenuation- Sports/Play

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from any proposed recreational facilities 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.

Noise- External Plant

The

rating level of the noise emitted from any fixed plant and equipment (mechanical and electrical) located on non residential buildings on the site shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in

accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

C174. Land Contamination

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 and 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.

C75. Land Contamination Found Later

a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.

b) Any remediation works so approved shall be carried out prior to the site first being occupied.

Lighting

a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation.

b) The lighting shall be installed, maintained and operated in accordance with the approved details.

In the hours of darkness the advertisement display luminance shall be no greater than the recommended maximum night time luminance value set out in Table 10.4 within the Institution of Lighting Professionals- Professional Lighting Guidance (PLG 05) 'Brightness of Illuminated Advertisements including Digital Displays' (or its equivalent in a replacement guide) in cd/m². The environmental zone to be agreed with the Local Planning Authority.

Reason In the interests of amenity, public safety and in order to retain effective planning control.

In Daylight Hours the advertisement display luminance shall be controlled in order to reflect ambient light conditions (to ensure it is neither too bright or too dull), and shall at all times be no greater than the recommended maximum daytime luminance values set out in table 10.5 within the Institution of Lighting Professionals- Professional Lighting Guidance (PLG 05) 'Brightness of Illuminated Advertisements including Digital Displays' (or its equivalent in a replacement guide) in cd/m².

Reason In the interests of amenity, public safety and in order to retain effective planning control.

Construction

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

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