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Sent: 26 August 2026 15:45:46 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00314/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 26/08/2026 3:45 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	26/00314/REM
Address:	Land South Of Pumping Station Aston Flamville Road Burbage Leicestershire
Proposal:	Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 23/00673/OUT for 105 dwellings (northern parcel)
Case Officer:	Matt Jedruch

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Comments Details

Comments:	Condition 9 of the outline planning permission (23/00673/OUT) should also be considered as if gas monitoring is required this will be a prolonged exercise which may affect foundation design.
	Noise External Noise The Noise Impact Assessment predicts that external noise criteria can be met with the mitigation detailed within the report and this should be carried out.
	Internal Noise Internal noise criteria will be exceeded in some locations with windows open due to noise from the road network. 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 marked as requiring "Mitigation A" in Appendix D of the Noise Impact Assessment 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.

Details of all proposed mitigation will need to be provided.

Recommended condition:

Prior to development starting on site, details of a scheme for protecting the proposed dwellings from external traffic noise shall be submitted to and approved in writing by the LPA. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to achieve the following internal noise limits: bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A), and an 8-hour LAeq (23:00 to 07:00) of 30dB(A), with individual noise events not exceeding 45dB LAFmax more than 10 times (23:00 – 07:00 hours)
living rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
dining rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 40dB(A)

NTA: It will be practical to achieve the above levels in most noise exposure situations. However, these levels may not always be capable of being achieved with windows open. In such cases the development should be designed so that noise levels are minimised as far as practical with windows open. In addition, mechanical ventilation and cooling should be provided, in accordance with the ProPG, where it is justified to do so. Mechanical ventilation and cooling should not be treated as an alternative to passive design measures. They should be installed in addition to minimising noise levels with windows open using passive means, for example building orientation, room orientation, acoustic balconies, and facades treatments.

Kind regards

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