Hinckley & Bosworth Borough Council
Development Control
Council Offices Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Our ref: LT/2007/103764/01-L01
Your ref: 06/01385/FUL

Date: 06 November 2007

DEVELOPMENT SERVICES
- 6 NOV 2007
RECEIVED

Dear Sir

RESIDENTIAL DEVELOPMENT (18 HOUSES & 6 APARTMENTS) WITH ASSOCIATED WORKS
SUNNYDENE WORKS WOODLAND AVENUE BURBAGE HINCKLEY LEICESTERSHIRE LE10 2BD

Thank you for referring the above application which was received on 2 November 2007.

Former activities on the site will have had the potential to contaminate the site. A list of potentially contaminating uses and activities is given in Table 2.1 of PPS23 Appendix 2, although the list is not exhaustive. An initial assessment by the Environment Agency suggests that the proposal may not impact on the water environment, although there may be implications for human health. Advice should be sought from the Council's Environmental Health Officer. The following conditions are recommended.

CONDITION
No development approved by this planning permission shall be commenced until:
a) A desk top study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) of the site for all potential contaminant sources, pathways and receptors shall be produced.
b) A site investigation has been designed for the site using the information obtained from the desk study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must enable a risk assessment to be undertaken relating to ground and surface waters both on and off the site which may be affected, and refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been completed.
d) A Method Statement detailing remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site

Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site. Prior to the commencement of main site works the approved remediation works shall be completed in accordance with the approved method statement to the satisfaction of the Local Planning Authority. Appropriate validation of the remedial scheme shall be submitted to the Local Planning Authority for written approval.

REASON
To ensure the site is suitable for its intended use, to protect the quality of the water environment.

CONDITION:
Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON:
To prevent pollution of the water environment.

As part of the Environment Agency's objective to further the sustainable use of our water resources we are promoting the adoption of water conservation measures in new developments. Such measures can make a major contribution to conserving existing water supplies.

The Environment Agency requests that the following recommendations should be attached as a note to any planning permission which may be granted.

As part of the Environment Agency's objective to further the sustainable use of our water resources we are promoting the adoption of water conservation measures in new developments. Such measures can make a major contribution to conserving existing water supplies.

The Environment Agency recommends the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom. Power showers are not recommended as they can consume more water than an average bath. Water efficient versions of appliances such as washing machines and dishwashers are also recommended. For outdoors consider installing a water butt, or even a rainwater harvesting system, to provide a natural supply of water for gardens. Simple treatment systems exist that allow rainwater to be used to supply WC's within the home. Following the above recommendations will significantly reduce water consumption and associated costs when compared to traditional installations. Rainwater harvesting utilises a free supply of fresh water and reduces the cost to the environment and the householder

Consideration should also be given to rainfall run-off at the site. Traditional drainage by surface sewers cause run-off to be directed away from the site. Sustainable Urban Drainage features can contribute to recharging local groundwater reserves using such features as:-
· Porous Pavements. Paved surfaces that allow water to pass through into the ground.
· Swales. Strips of vegetation in urban areas that allow rainwater to seep into the ground.
· Storage Basins and Ponds.
· Infiltration Devices. These include soakaways and infiltration basins that enhance the natural capacity of the ground to store and drain water.

I have sent a copy of this letter to the applicant.

Cont/d..

The Environment Agency needs to compile reports to meet DEFRA high level targets and consequently a copy of the required decision notice should be forwarded following determination of the application.

Yours faithfully

MRS GWEN HOWARD
Planning Liaison Officer

Direct dial 0115 846 3699
Direct fax 0115 846 2681
Direct e-mail gwen.howard@environment-agency.gov.uk

cc Morris Homes (East Midlands) Ltd

End