Mr P Cash - Head of Development
Hinckley & Bosworth BC
Council Offices Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Our ref: LT/2007/103514/01-L01
Your ref: 07/01136/FUL

Date: 15 October 2007

Dear Mr Cash

ERECTION OF REPLACEMENT CONVENIENCE STORE (AMENDED DESIGN TO APPLICATION NO 06/01360/FUL 165-167 LONDON ROAD HINCKLEY

Thank you for referring the above application which was received on 15 October 2007.

The Agency has no objections to the proposed development but wishes to make the following comments.

According to our records there is a landfill site within 250 metres of the proposed development.

The site known as Elm Tree Drive, Hinckley is located approximately 205 metres from the proposed development and is known to have accepted Category A waste and soil and sub-soils.

Category A -

- Topsoil
- Subsoil
- Clay
- Excavated Rock
- Stone
- Sand and gravel
- Clean Brickwork
- Tile and slate
- Excavated Weathered Tarmac (Except where near Zone 1 boreholes)
- Silica, coal and coke

The Waste Disposal Licence (reference 193) which governed tipping is still in force, although the site is now closed. Gas monitoring carried out in November 1995 by the former Waste Regulation Authority detected elevated levels of landfill gas within the fill itself. The

potential for further gas generation must therefore be assumed.

In view of the proximity of one or more former landfill sites, The Agency considers that there is a perceived risk that landfill gas could adversely affect the development. We would therefore recommend that the Planning Authority should look to the advice contained in Planning Policy Guidance Note 23 (1994) in determining if any further precautions are required.

It should be noted that the Environment Agency only has detailed information on those sites that were licensed under the Control of Pollution Act 1974 (COPA) and the Environment Protection Act 1990 (EPA). Detailed information on any sites which were closed prior to the implementation of COPA, or were exempt from the requirement to be licensed under COPA or EPA will be limited or absent from the Agency's records.

Yours sincerely

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

End