

Shaun Egan

From: Giles Rawdon
Sent: 29 August 2025 10:51
To: Matt Jedruch
Cc: Planning Folder New; Emma Baumber2
Subject: RE: Land South of Bosworth Lane, Newbold Verdon (25/00515/OUT) - EHO Comments

Categories: Shaun

Morning Matt

Thank you- I have the following comments/recommendations:

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 and the recommendations in appendix G should be included.

Noise

The NIA suggests rating levels for fixed plant on the commercial site. The NIA is based upon the site being a community hub although the application is for a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)). I recommend a condition requiring a scheme for noise protection from the premises- this will include the limits for plant noise within the NIA and may require restrictions on operating hours, activities, delivery times etc.

Land Contamination

The Phase I report recommends that further intrusive works should be carried out and this should be conditioned.

Light

The lighting strategy of the community hub/shop should be designed to comply with the criteria in the institution of lighting professionals guidance note 1 the reduction of obtrusive light for a site in environmental zone E3.

Construction

I recommend a Construction Environmental Management Plan is conditioned for the site given the size of the development and likely timescale.

Recommended Conditions:

Noise

Prior to development starting on site, details of a scheme for protecting the proposed dwellings from the noise of traffic on Bosworth Road 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:

1. 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)
2. living rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
3. dining rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 40dB(A)

REASON: In the interests of residential amenity and in accordance with [insert relevant Local Plan policies].

Noise Attenuation

- a) Development of the commercial unit shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before the permitted development first comes into use.

CONTAMINATED LAND

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 community hub/shop 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).
- b) The lighting shall be installed, maintained and operated in accordance with the approved details.

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

Giles Rawdon

Environmental Health Officer

(Environmental Protection)

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 20 August 2025 14:26

To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>

Cc: Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>; Emma Baumber2

<Emma.Baumber@hinckley-bosworth.gov.uk>

Subject: FW: Land South of Bosworth Lane, Newbold Verdon (25/00515/OUT) - EHO Comments

Hi Giles,

Please see the attached acoustics assessment further to your comments of 16/06/2025.

I would be grateful for your comments once reviewed.

Many thanks

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

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From: Danyal Bazmi <danyal.bazmi@cerda-planning.co.uk>

Sent: 20 August 2025 13:57

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Sarah Milward <sarah.milward@bloorhomes.com>; Jenny Brader <jenny.brader@bloorhomes.com>; Richard West <richard.west@cerda-planning.co.uk>

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Hi both,

Please find attached the updated Acoustics Assessment, which has been revised to address the comments provided by the Environmental Health Officer. As requested, the updated report now includes the school playing fields.

I would be grateful if you could confirm receipt of the updated document at your earliest convenience.

I look forward to hearing from you.

Kind regards,

Danyal



Danyal Bazmi BA (Hons) MSc MRTPI
Senior Planner

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