
From: public.access@hinckley-bosworth.gov.uk
Sent: 14 March 2025 12:36
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00083/HYB

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 14/03/2025 12:35 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/00083/HYB
Address:	Land At Burbage Fields Farm Bullfurlong Lane Burbage Leicestershire
Proposal:	Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access)
Case Officer:	Alex Jelley

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Comments Details

My comments submitted 09.09.2024 stand.

I note section 1.1.10 of the Noise Impact Assessment states that the report addresses comments made on the 16.02.24 however my later comments (below) have not been addressed.

I note that the NIA recommends "Exact mitigation requirements for the care home should be reviewed during the detailed design phase". In addition to my recommended conditions below I would also recommend a condition requiring that plant noise and potential odour from the care home are taken into consideration and it would be appropriate to include this as conditions on this application:

Comments:

C36. Ventilation

a) No development of the care home shall take place until a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority.

b) The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

The rating level of the noise emitted from fixed plant and equipment (mechanical and electrical) at the care home 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.

comments submitted 09.09.2024

"I have reviewed the updated documents and have the following comments:

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.

Noise

With regard to the updated Noise Impact Assessment I have the following comments:

The criteria in the report is satisfactory and the mitigation in the form of upgraded double glazing and the acoustic barriers is welcomed. The ventilation strategy for those plots affected by noise from the M69 should be reconsidered. 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 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.

The requirement for mechanical ventilation has been conditioned on many permissions from HBBC when residential have been positioned adjacent to noise sources. It gives the occupier the opportunity to make the choice about how they ventilate their rooms especially bedrooms at night. Windows can be opened but if the noise is unacceptable to the occupier, they have the option to use their ventilation and still get fresh air. I therefore recommended the requirement for mechanical ventilation in the affected plots.

The report recommends acoustic fencing to protect existing dwellings on Coventry Road that may be affected by the access road. The proposed dwellings along this stretch of the access road will be subject to the same traffic numbers and may require some mitigation and this will need to be assessed but this is manageable through condition.

It is recommended in the NIA that a full assessment is undertaken of the care home at design stage.

Noise may be conditioned.

Land Contamination

The Ground Investigation report found no contaminants of concern in excess of guideline values however Carbon Dioxide has been measured on site in excess of 5% at one location and gas protection measures will be required. The report recommends further investigation into the gas regime on site to delineate the area requiring gas protection measures and this work should be carried out. The report gives an option of installing gas protection measures to an area of the site- if this option is chosen CS2 measures should be installed to plots up to the next

sampling locations that showed satisfactory results. The work is manageable through condition.

Recommended Conditions Noise

C40. Noise Attenuation (1)

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the 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 (2)

- a) Development shall not begin until a scheme for protecting dwellings on Coventry Road *and the access road* 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.

Noise Attenuation (3)

- a) Development shall not begin until a scheme for protecting the proposed care home from noise 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.

Land Contamination

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.

C77. Landfill Gas Scheme

- a) No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

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