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

Our ref: LT/2009/109252/01-L01
Your ref: 09/00432/OUT

Date: 27 October 2009

Dear Mr Hicks

CONSTRUCTION OF SEVEN DWELLINGS (AMENDED SCHEME) HOSIERY FACTORY BARTON ROAD BARLESTONE NUNEATON LEICESTERSHIRE.

Thank you for referring the above application which was received on 1 October 2009.

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

Severn Trent Water should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution.

During the period of construction, oil and fuel storage will be subject to the Control of Pollution (Oil Storage) (England) Regulations 2001. The Regulations apply to the storage of oil or fuel of any kind in any kind of container which is being used and stored above ground, including drums and mobile bowsers, situated outside a building and with a storage capacity which exceeds 200 litres. A person with custody or control of any oil or fuel breaching the Regulations will be guilty of a criminal offence. The penalties are a maximum fine of £5000 in Magistrates' Court or an unlimited fine in Crown Court. Further details of the Regulations are available from the Environment Agency.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Only clean surface water from roofs and paved areas should be discharged to any soakaway.

It is recommended that 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 are installed. 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.

Informative/ advice to LPA:
The Environment Agency considers that the controlled waters at this site are of low environmental sensitivity; therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of PPS23 and the Agency Guidance on the Requirements for Land Contamination Reports should be followed.

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

Yours sincerely

Mr Nick Wakefield
Planning Liaison Officer

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cc Barry Newcombe Associates

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