
From: Giles Rawdon
Sent: 09 May 2024 14:14
To: Tim Hartley
Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton
Croft Wolvey Road Burbage Leicestershire

Hi Tim

Thanks- I've provided final comment on the portal:

I have reviewed the updated Noise Impact Assessment and have the following recommendations:

Noise

Noise levels are predicted to fall within current guideline criteria. Recommendations are made within the report for mitigation in the form of acoustic fences to areas of the site. I recommend a condition is applied to any permission granted for final details of the scheme of mitigation to be submitted and agreed.

Light

Correspondence from the Lighting consultant shows satisfactory levels of light and the lighting strategy should be implemented as such.

Land Contamination

I recommend a condition to ensure that potential land contamination is considered.

Construction Phase

I recommend that a Construction Environmental Management plan (CEMP) is conditioned bearing in mind the scale of development and likely timescales involved. Recommendations relating to air quality/dust impacts during the construction phase are made in the Air Quality Impact Assessment and these should be incorporated into the (CEMP).

Recommended conditions:

Noise

- a) Development 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.

Light

- a) Details of any external lighting of the site 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.

Upon completion of the development, a statement of a suitably qualified contractor shall be submitted stating that any lighting installation to which condition X above applies is fully compliant with the Institution of Lighting Professionals Guidance Note 1: "the reduction of obtrusive light" within zone E2.

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.

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

From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 09 May 2024 10:20

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

Subject: FW: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Giles

Please see attached noise report. I've asked our support team to send a formal re-consultation

Many thanks

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Sent: Thursday, May 9, 2024 9:17 AM

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

Please find attached updated version of the Noise Impact Assessment, prepared by ADA Acoustics.

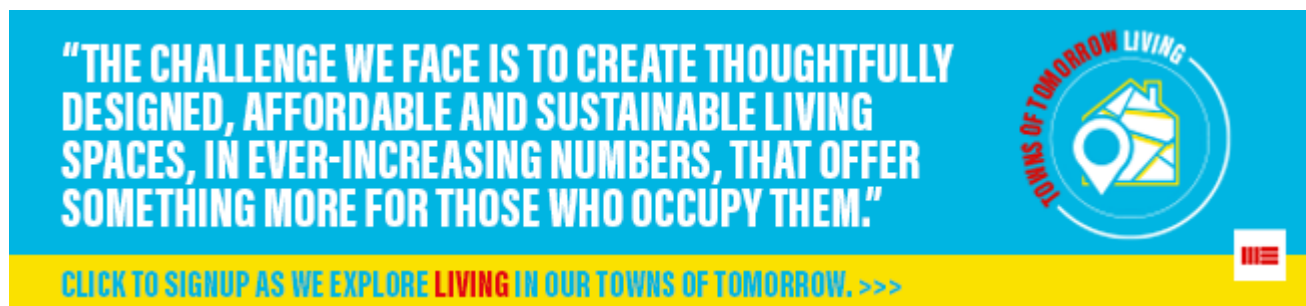
I trust that the attached addresses the concerns of the Environmental Health Officer, but if they require any further information, please let me know.

Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk



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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: Monday, April 22, 2024 6:57 PM

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Ross

I've sent this to the Environmental Health Officer

I note that his concerns also included noise and he requested further information. It wasn't on your email below. Is that being addressed?

Many thanks

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Sent: Monday, April 22, 2024 5:01 PM

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

Further to the below, please find attached email from Humza Ahmed at Herrington, our external lighting consultant on this project, in relation to the comments received by Pollution.

The email sets out an updated analysis on maximum source intensity for the receptors and confirms compliance with the ILP limitations for an E2 zone.

If you could please forward this onto Pollution for their response it would be greatly appreciated.

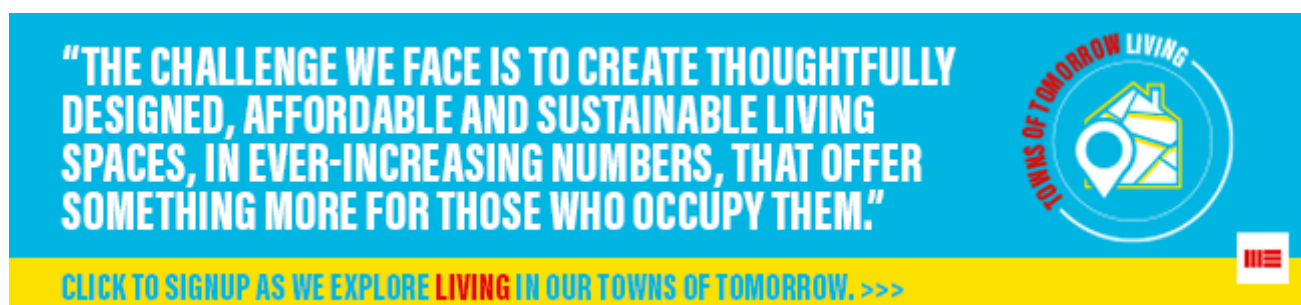
Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

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m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk



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From: Ross Fraser

Sent: Friday, April 19, 2024 10:41 AM

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

Many thanks for your email.

Below I have set out what we consider to be the statutory consultation responses received so far and any required actions.

1. Health and Safety Executive (received 6/11/23)	Nothing to address.
2. Canal & River Trust (received 7/11/23)	Nothing to address.
3. LCC Minerals (received 7/11/23):	Nothing to address.
4. HBBC Waste (received 10/11/23)	Nothing to address.
5. NHS England (received 10/11/23)	Nothing to address.
6. HBBC Env Services Pollution (received 15/11/23) find attached.	Requested Air Quality Assessment – please
7. LCC Archaeology (received 27/11/23)	Nothing to address.
8. Environment Agency (received 30/11/23)	Nothing to address.
9. Leicestershire Police (received 7/12/23)	Nothing to address.
10. Lead Flood Authority (received 11/12/23)	Nothing to address.
11. LCC Ecology (received 11/01/24)	Nothing to address.
12. National Highways (latest comments received 19/2/24)	Awaiting final comments.
13. LCC Highways (latest comments received 17/4/24)	Nothing to address.

As above, in our view the majority of responses do not require any further addressing.

In regard to the comments received by Pollution, we had not had sight of this response until now - apologies for missing this but I think it may have only recently become available on the public file.

I have attached the Air Quality Assessment as requested by the response. I would be grateful if you could please forward on to Env Services for their comments. We will seek further clarification on the light pollution point from our lighting consultant.

I trust the above covers all responses received and any required actions, but if you are aware of any further outstanding issues needing addressed from any consultation responses, please do let me know.

I can also confirm we agree to the extension of time until 7 June.

Kind regards,

Ross

From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: Wednesday, April 17, 2024 10:10 AM

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>; Matthew Gray <matthew.gray@montagu-evans.co.uk>

Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Ross / Matthew

Many thanks for the information that was submitted yesterday – re-consultations and re-notifications will go out today

I spoke to Paul Varnish earlier and I understand that their scheme of delegation has changed such that their application does not have to go to Committee. Due to the number of objections that we have our application will have to go to Committee though. The next available will be 4 June but that will depend on a satisfactory response being received from National Highways

I shall start drafting my report by the end of the month so that we are hopefully in a position to take it to that Committee if NH do respond in time

With that in mind can you agree to an extension of time for the determination of the application to Friday 7 June please?

Are you satisfied that all matters raised by other consultees have been addressed?

Kind regards

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Ross Fraser <ross.fraser@montagu-evans.co.uk>
Sent: Wednesday, February 21, 2024 1:28 PM
To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>
Cc: Matthew Gray <matthew.gray@montagu-evans.co.uk>; Paul Varnish <Paul.Varnish@rugby.gov.uk>
Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

I hope you are well.

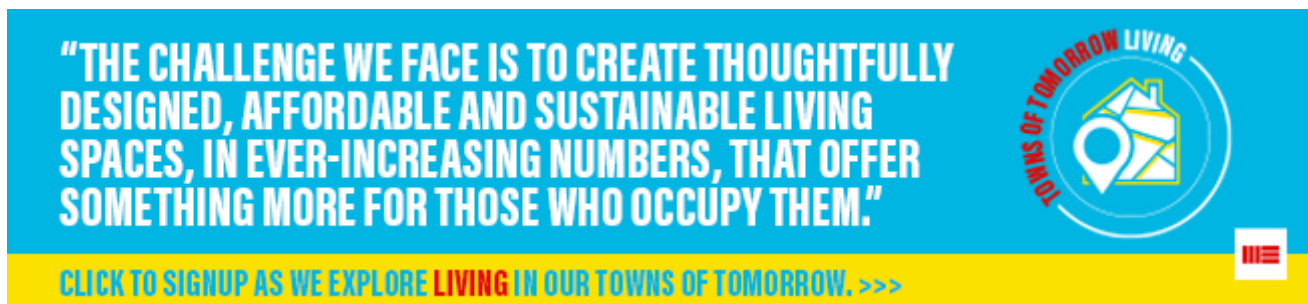
I was wondering if you have now received a response from LCC Highways following the response from Dynamic Transport Planning?

Kind regards,

Ross

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk



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From: Matthew Gray <matthew.gray@montagu-evans.co.uk>
Sent: Thursday, December 7, 2023 10:27 AM
To: Ross Fraser <ross.fraser@montagu-evans.co.uk>
Cc: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Paul Varnish <Paul.Varnish@rugby.gov.uk>
Subject: RE: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Tim,

Following receipt of comments from LCC Highways (attached), see attached response from Dynamic Transport Planning to the points raised.

CC'ing Paul @ Rugby as an FYI.

Regards

Matt

MATTHEW GRAY
ASSOCIATE

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07881 230 361 e: matthew.gray@montagu-evans.co.uk



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From: Ross Fraser <ross.fraser@montagu-evans.co.uk>
Sent: Wednesday, November 29, 2023 11:13 AM
To: Matthew Gray <matthew.gray@montagu-evans.co.uk>
Subject: FW: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

FYI – lets discuss.

ROSS FRASER
SENIOR PLANNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07920 206 216 e: ross.fraser@montagu-evans.co.uk



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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: Wednesday, November 29, 2023 11:01 AM

To: Ross Fraser <ross.fraser@montagu-evans.co.uk>

Subject: FW: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Hi Ross

For info

Thanks

Tim

Tim Hartley

Team Leader (Development Management)

T: 01455 255656

From: highways@planning.leics.gov.uk <highways@planning.leics.gov.uk>

Sent: Wednesday, November 29, 2023 10:22 AM

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Cc: amanda.wright@leics.gov.uk

Subject: Response To Application Number 23/01023/HYB at Land East Of Stretton Croft Wolvey Road Burbage Leicestershire

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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