

From: noreply@hinckley-bosworth.gov.uk
Sent: 11 November 2020 13:52
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 20/01012/OUT

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 11/11/2020 1:51 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	20/01012/OUT
Address:	Land West Of Workhouse Lane Burbage Leicestershire
Proposal:	Residential development up to 40 dwellings, public open space and associated Infrastructure (Outline - access only)
Case Officer:	Helen Knott

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Comments Details

Air Quality

The Air Quality assessment predicts a negligible impact. Traffic figures used in the assessment should be accepted by highways, if the traffic figures are not accepted the assessment should be revised using agreed figures.

Section 5.1.10 The risk assessment for construction impacts does not appear to have taken into account the residential properties on Frezenberg Close. There are around 14 properties within 20m of the site and around 35 within 50m of the site boundary. Please include all receptors in the risk assessment.

Noise

Comments:

The noise impact assessment predicts that noise criteria will be exceeded both indoors and outdoors and further consideration of noise is required.

Indoor Noise

It is reasonable to expect that occupants would wish to regulate temperature by opening windows particularly during warmer months. Based on measured noise levels at the site, 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.

In light of the above it would be appropriate to make provision for mechanical

ventilation of plots that could be exposed to internal noise levels above 35dB (night time LAeq bedrooms) and 40dB (Daytime LAeq Living rooms) This would protect future residents from the existing noise from the M69.

Outdoor Noise

The assessment predicts exceedances of the “upper guideline level” of 55 dB LAeq,T as stated in BS8233 for garden areas. The upper guideline level is based upon a noise level where the majority of people are seriously annoyed. As stated in the WHO Guidelines for Community Noise “To protect the majority of people from being seriously annoyed during the daytime, the sound pressure level on balconies, terraces and outdoor living areas should not exceed 55 dB LAeq for a steady, continuous noise. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound pressure level should not exceed 50 dB LAeq”. The developer may wish to consider boundary treatment for the development, as has been used in other nearby developments, to reduce external noise levels towards 50 dB LAeq,T.

Land contamination

I would recommend a condition requiring an assessment of potential land contamination due to past agricultural use. I am aware that the adjacent site required gas protection measures installed to dwellings- the gas regime on site should also be assessed.

Construction Phase

Should permission be granted I would recommend a CEMP is conditioned to control the environmental Impacts of the construction phase.

Kind regards