

Date: 30 January 2012
My Ref: KLI/11/0100/1/OX
Your Ref:
Contact: Miss K Ingles
Tel No: 0116 272 7565
Fax No: 0116 275 0368
Email: lubbesthorpe@blaby.gov.uk

Mr Andrew Hiorns
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

Dear Mr Hiorns

Outline application under the Town and Country Planning Act 1990 for 4,250 dwellings, a mixed use district centre and two mixed use local centres featuring a supermarket, retail, commercial, employment, leisure, health, community and residential uses, non-residential institutions including a secondary school, primary schools and nurseries, an employment site of 21 hectares, open spaces, woodlands, new access points and associated facilities and infrastructure, and detailed proposals for two new road bridges over the M1 motorway and M69 motorway, and two road access points from Beggars Lane and new accesses from Meridian Way, Chapel Green/Baines Lane and Leicester Lane – Land to the North & South Of The M69 Motorway, West Of The M1 Motorway And East Of Beggars Lane, Lubbesthorpe

Requirements under Regulation 22 (1) and (10) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 to provide further information and verification in respect of the Environmental Statement.

I refer to my letter dated 23 November 2011.

In addition to the information requested in the letter of 23 November 2011, Blaby District Council is of the opinion, pursuant to Regulation 22 (1) and (10) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, that the Environmental Statement should contain the following further information in order for it to be an environmental statement:

1.0 Development Proposals (The Project)

1.1 Whilst technical cross section drawings have been supplied of the proposed motorway bridges, as means of access is included for approval at this stage

J Wells, Regulatory Services Group Manager



full details of the visual appearance of the bridges and the bridge access roads (including any changes in ground level) is required.

- 1.2 For the construction of the access road onto the M1 bridge from Thorpe Astley, please clarify whether it is proposed to retain and re-grade the existing bund or if the existing bund will be removed and new material brought onto site?

2.0 Socio-Economics

- 2.1 Further information is required in relation to the Retail Assessment to address the issues raised by James Williams in his draft letter dated 30 September 2011.

3.0 Air Quality

- 3.1 The air quality assessment should include the application of a sensitivity test. The use of a sensitivity test would allow the air quality assessment to include nitrogen dioxide results for “no emissions reduction” and “with emissions reduction” scenarios.

Twenty hard copies and 20 digital (CD) copies of the information should be submitted.

It is the view of the District Planning Authority that the information is required in order to enable a proper assessment of the likely environmental effects of this proposal and the appropriate mitigation identified. Where the applicant considers such further information, or additional information and clarification, is unnecessary or has already been satisfactorily provided, the applicant should provide full details in its response to this request.

Once all the further information has been provided, Blaby District Council will advertise the availability of the information. The advertisement will explain where the information can be viewed for six weeks from the date of the advertisement. Blaby District Council will also write to statutory consultees notifying them that this information has been received and allowing them at least six weeks to comment.

Blaby District Council reserves the right to make additional requests for information where necessary.

If you require any clarification in relation to this letter please do not hesitate to contact me.

Yours sincerely

Kristy Ingles
Development Control Officer