

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**

I refer to the planning application detailed above which was submitted to Blaby District Council on 11 February 2011.

Blaby District Council (BDC) seeks the following additional information and clarification on matters relating to the application which do not form part of a request for additional information and verification under the requirements of Regulation 22 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In addition any discrepancies noted in the Environmental Statement (ES) are listed below:

#### Development Proposals

- Updated Design and Access Statement to reflect any amendments proposed to the land use parameters master plan and any other changes to the development proposals.

J Wells, Regulatory Services Group Manager

Blaby District Council Council Offices Desford Road Narborough Leicestershire LE19 2EP  
Telephone: 0116 275 0555 Fax: 0116 275 0368 Minicom: 0116 284 9786 Web: [www.blaby.gov.uk](http://www.blaby.gov.uk)

This document is printed on recycled paper.



- The Energy Statement should be reviewed to re-assess the anticipated energy demands arising from the development using updated demographic estimates. The review of the Energy Statement should include the following options for energy generation (as well as a 'hybrid' solution of the options):
  - Wind turbines
  - Solar thermal
  - Photo-voltaics
  - Heat pumps
  - Combined Heat and Power (gas & biomass)
  - Anaerobic digestion

The updated Energy Statement should also include:

- A statement of what the development is trying to achieve in terms of low carbon / energy and water efficiency targets;
- a description of options to achieve these targets;
- consideration of options to minimise energy usage and low carbon energy generation options including consideration and relative (dis)benefits / costs / benefits together with reasoned justification of preferred options.

#### Planning Policy

- Paragraph 3.8.3 of the ES refers to Policy M5 of the Blaby District Local Plan. However, this is not a 'saved' policy and as such the reference to it should be deleted from the ES.

#### Socio- Economics

- The following discrepancies in the ES have been noted:
  - Paragraph 5.3.64 states that "A police station is located in Blaby on Leicester Road..." However this police station closed in December 2010;
  - Figure 5.2 shows Holmfield Primary School as an existing facility. This school closed in July 2010;
  - Figure 5.3 - land adj to the former Holmfield Primary School site is incorrectly annotated "Play Area nr Kirby Muxloe Primary School";
  - Figure 5.3 - The area shown as Kingstand Golf Course is incorrect as the site area is too large; and,
  - Figure 5.3 - Thorpe Astley Park is not shown.

#### Ecological Resources

- In the bat report, there are several discrepancies between the buildings stated as being referred to in the text of the report and the buildings stated as being referred to in figures 6 to 15 inclusive.

#### Water, Hydrology and Drainage

- Indicative details of the appearance of the sustainable urban drainage system are requested.

### Noise and Vibration/Acoustics

- Paragraph 12.2.4 of the ES refers to the Leicestershire, Leicester and Rutland Structure Plan. However, this document no longer forms part of the adopted development plan and has been superseded by the East Midlands Regional Plan.

### Air Quality

- Paragraph 12.2.13 of the ES refers to the Leicestershire, Leicester and Rutland Structure Plan. However, this document no longer forms part of the adopted development plan and has been superseded by the East Midlands Regional Plan.

### Cultural Heritage and Archaeology

- Paragraph 8.2.7 of the ES refers to Policy CE2 of the Blaby District Local Plan. However, this is not a 'saved' policy and as such the reference to it should be deleted from the Environmental Statement.

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

Yours sincerely

Kristy Ingles  
Development Control Officer