

## 1.0 INTRODUCTION: SUPPLEMENTARY CHAPTER

### 1.1 BACKGROUND

- 1.1.1 An Environmental Impact Assessment [EIA] was undertaken in relation to a planning application for a Sustainable Urban Extension (SUE) upon land at Lubbesthorpe, Blaby on behalf of Hallam Land Management, Barratt David Wilson and Davidson Developments (the applicant). The application and Project is more commonly referred to as New Lubbesthorpe.
- 1.1.2 An Environmental Statement (ES) was prepared in accordance with the Town & Country Planning (Environmental Impact Assessment) (England) Regulations 1999 (the EIA Regulations have since been replaced by the 2011 Regulations), and was submitted to Blaby District Council (BDC) on the 11 February 2011.
- 1.1.3 Since the submission of the application, the applicant and the applicant's consultants have been involved in extensive dialogue with Blaby District Council, Leicestershire County Council and other statutory consultees, such as the Highways Agency, English Heritage, Natural England and the Environment Agency, in order to address a number of issues that have been raised on the application.
- 1.1.4 On the 23<sup>rd</sup> November 2011, Blaby District Council requested the provision of further information pursuant to Regulation 22 of the 2011 Regulations in relation to the submitted Environmental Statement. Letters are attached at Appendix 1A.
- 1.1.5 Circular 02/99: Environmental Impact Assessment (DCLG 1999) states that:-

*"Local planning authorities should satisfy themselves in every case that submitted statements contain the information specified in Part II of Schedule 4 to the Regulations and the relevant information set out in Part I of that Schedule that the developer can reasonably be required to compile..."[Para 109]*

*"Where the required information has not been provided, the authority must use its powers under regulation 19 (22 under the 2011 Regulations) to require the applicant to provide further information concerning the relevant matters set out in Schedule 4..."[Para 110]*

*"Authorities should only use their powers under regulation 19 (22 under the 2011 Regulations) when they consider that further information is necessary to complete the ES and thus enable them to give proper consideration to the likely effects of the proposed development..."*

### 1.2 FURTHER INFORMATION ON THE ES

- 1.2.1 Further Information on the ES is submitted pursuant to Regulation 22 of the 2011 Regulations.
- 1.2.2 This document includes a number of supplementary ES chapters which respond to the issues that have been set out by Blaby District Council in their Regulation 22 Request and provide additional information. The supplementary chapters should be read in conjunction with the submitted Environmental Statement. The ES is amended to the extent indicated in this Further Information Document and other than that is stated within the Further Information Document, all the methodology, baseline studies and impact assessment work within the ES remains valid.

1.2.3 The following ES supplementary chapters have been produced for the Further Information Document:-

- **Chapter 3: Planning Policy** (prepared by David Lock Associates)
- **Chapter 5: Socio Economic Issues** (prepared by David Lock Associates)
- **Chapter 6: Landscape Character and Visual Resources** (prepared by fpcr)
- **Chapter 7: Ecological Resources (including Arboriculture)** (prepared by fpcr)
- **Chapter 8: Cultural Heritage and Archaeology** (prepared by ULAS)
- **Chapter 9: Agricultural Land Quality** (prepared by Land Use Associates)
- **Chapter 10: Water, Hydrology and Drainage** (prepared by Waterman TDL)
- **Chapter 12: Noise and Vibration/Acoustics – REPLACEMENT CHAPTER** (prepared by Waterman EED)
- **Chapter 13: Air Quality – REPLACEMENT CHAPTER** (prepared by Waterman EED)
- **Chapter 14: Waste** (prepared by fpcr)
- **Chapter 15: Traffic and Transport – REPLACEMENT CHAPTER** (prepared by Waterman Boreham)
- **Chapter 16: Infrastructure and Services – REPLACEMENT CHAPTER** (prepared by Rodgers Leask)
- **Chapter 17: Geodiversity – NEW CHAPTER** (prepared by David Walker Ltd)
- **Chapter 18: Cumulative Effects** (prepared by fpcr) – SUPPLEMENTARY CHAPTER

1.2.4 Alterations are made to the Project and the planning application. The proposed changes are:-

- Adjustment of the red line application boundary east of the M1 to allow for landscaping associated with new access;
- Relocation of the District Centre;
- Relocation of Local Centre 1 and Primary School 1;
- Addition of a new gateway employment site within the SUE;
- Adjustment of residential areas R13 and R19 to allow a continuous 12m corridor to either side of Lubbesthorpe Brook;
- Reduction in height of proposed buildings at site E1 to 12m above existing ground level;
- Retention of Enderby Park in agricultural uses; and
- Alterations to the phasing of development.

1.2.5 These changes are reflected on the revised set of Parameter Plans contained within this Further Information Document, Appendix 2A. The revised plans supersede the previous set contained within Volume 2, Appendix 2A of the ES.

1.2.6 Certain matters not pertaining to Regulation 22 have also been requested by Blaby District Council. These are addressed either within this Further Information Document or through the revised or supplementary supporting documents as appropriate.

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- 1.2.7 In light of the recent National Planning Policy Framework (NPPF), published March 2012, relevant updated national planning policy in respect of each environmental topic is outlined at Chapter 3: Planning Policy. This replaces previous reference to the now superseded Planning Policy Guidance (PPGs), Planning Policy Statements (PPSs) and Minerals Planning Guidance (MPGs) as referenced in individual chapters of this Further Information Document.