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HLM009

Application Reference: /11/0100/1/OX

Date 11 April 2012

For the attention of Kristy Ingles

Dear Sirs

New Lubbethorpe Regulation 22 Response

This letter addresses requests made under Regulation 22 (1) and (10) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 made of the applicant by Blaby District Council. These are contained in three letters dated 23 November 2011, 30th and 31st January 2012. The letter of 30th January includes further information, while the letter of 31st withdraws points A10.4 and B1.3 from the 23 November letter.

This letter identifies where we have responded to the points raised in the letters. The Environmental Statement Further Information Document and supporting reports address the points raised in detail, and include new, replacement and supplementary chapters to the original Environmental Statement. Further technical appendices are also provided which support the Further Information. The Further Information Document should therefore be read in conjunction with the submitted Environmental Statement Volumes 1 and 2 dated February 2011.

For ease of navigation through this material I have summarised our responses below against the points raised in the letters (shown in italics).

This letter and submission addresses the items requested in Schedule A and B of the 23 November 2011 letter and then addresses the points from the 30 January 2012 letter. A separate response is made to the 'Non-Regulation 22' issues raised in the Council's letter of 30 January 2012.

Response to 23 November 2011 Letter

Part A: Further information required under Regulation 22 (1) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011:

A1 Updated Environmental Statement (ES) to reflect any amendments proposed to the land use parameters master plan and any other changes to the development proposals.

The changes to the Environmental Statement are included within the Further Information Document. Revisions are made to the Description of Development in accordance with changes made to the application. A revised set of parameters plans are submitted and copies included at Appendix 2A of this Further Information Document.

A2 Chapter 2: Development Proposals (The Project)

A2.1 Paragraph 2.7.9 of the ES states that "It is intended that the whole development would be served by a central or networked combined heat and power network fuelled by biomass, such as wood chip..." However, the planning application proposals do not include a combined heat and power network. Please clarify. If a combined heat and power network is included as part of the development the environmental statement should include an assessment of the likely significant effects of this proposal on the environment and a description of the measures envisaged to mitigate against any significant adverse effects. If a combined heat and power network is not to be provided, clarification is required on the options for renewable energy provision for the development and the environmental implications of these options.

The approach to provision of renewable energy is described in the Revised Green Energy Statement. The Statement assesses a range of technologies against carbon reduction targets. It shows that a range of solutions can be applied to the development to achieve the standards required. The technologies that will be applied will be determined at each stage of the development and the development as a whole is likely to require a combination of technologies and flexibility should be retained to respond to evolving technologies. The description of the proposals has been changed accordingly.

A2.2 Paragraph 2.3.8 of the ES states that "All other water bodies are proposed to be retained.." and this is reiterated in paragraph 2.3.9 that "all existing ponds would be retained and hydrological conditions maintained". However, Chapter 7 states that five ponds will be lost to facilitate development (paragraph 7.5.7). Please clarify.

The aim is to retain all the existing ponds and conserve their hydrological conditions to ensure they remain unchanged. Three ponds are of limited value and will be lost through the development. This is clarified in the Further Information Document, Chapter 7: Ecological Resources paragraphs 7.2.15 and 7.2.16 and Table 7C: Summary of Pond Retention and Loss.

A2.3 Paragraph 2.7.5 of the ES states that "Foul water treatment for the development is proposed to be undertaken at Enderby Sewage Treatment Works...". There is no known Sewage Treatment Works at Enderby. Please clarify.

The proposals for providing utilities to the site are assessed in the replacement ES Chapter 16: Infrastructure and Services within the Further Information. Sewage arising from the development will be treated at the Wanlip Sewage Treatment Works to the north of the city.

A3 Planning Policy

A3.1 Section 3.8 of the Environmental Statement refers to the 'saved' policies of the Blaby District Local Plan. Saved policies which are not mentioned but are of relevance to

the determination of this planning application and should be considered as part of the ES include:

*Policy T2: Off Road / Lay-by Provision to serve Major New Development
Policy T15: High Load / Abnormal Load Route
Policy C5: The Change of Use and Adaptation of Existing Buildings in the Countryside, Green Wedges and Areas of Separation
Policy L1: Location of Sport and Recreation Development
Policy CE6: Listed Buildings: Setting
Policy CE9: Conservation Areas; Vistas/Street Scenes/Open Spaces
Policy CE12: Conservation Areas: Traffic Levels*

These policies are now addressed in the Further Information Document Chapter 3: Planning Policy.

A3.2 Section 3.7 of the ES refers to the policies of the Core Strategy Submission Version (July 2009). The following policy is not referred to but is of relevance to this planning application and should be considered as part of the ES:

Policy 11 – Developer Contributions

This policy is now included in the Further Information Document, Chapter 3: Planning Policy.

A3.3 Section 3.9 should be updated to refer to the decision of the Council on 6 September 2011 on the Housing Requirements for the District of Blaby.

This is now included in Further Information Chapter 3: Planning Policy paragraph 3.5.1

A4 Socio-Economics

A4.1 Further information is required on the housing mix and evidence base to justify the housing mix proposed. The application also includes insufficient information on the provision of elderly persons and special needs accommodation, such as Extra Care accommodation and this should be addressed.

The Further Information Document, Chapter 5: Socio Economics paragraph 5.1.2 describes the housing mix and the basis for the mix used in the assessment. The proposed housing mix now includes for elderly persons and extra care-accommodation. Allowance is also made in the application for provision of extra-care accommodation as part of the affordable housing provision. The mix will inevitably evolve as the development responds to housing market requirements. The housing mix that is assessed represents a 'worst-case' position and is therefore robust for ES purposes. The housing mix is revised in the description of development.

A4.2 Further information and assessment of the potential future demographics of the development is required including information on the projected population profile at key stages in the development from commencement to completion and 10 years following completion which should be related to the anticipated housing mix, in-migration mix and

the potential impact of employment development on the demographics the site. The assessment should include consideration of the demographics of the surrounding area and how the phasing could influence the demographics at particular points in time.

The Further Information Document, Chapter 5: Socio Economics paragraph 5.1.5 and Table 5b describes the population projection for the development at 2016, 2021, 2026 and 2031 is based on the proposed housing mix and assumptions on in-migration. This is compared with the demographic profile of the district. The proposed phasing of the development has also been assessed.

A5 Chapter 6: Landscape and Visual Resources

A5.1 Whilst there is a reference to the majority of the site being designated as Countryside or as Green Wedge on the proposals map of the Blaby District Local Plan, Chapter 6 does not make any reference to the saved policies of the Blaby District Local Plan (1999). Reference should be made to Local Plan Policy C2: Other Development in the Countryside and Policy C3: Green Wedges and the implications of these policies for the development proposal should be considered.

Policies C2 and C3 are now considered in the Further Information Document, Chapter 6: Landscape Character and Visual Resources paragraphs 6.2.1 and 6.2.3.

A5.2 Paragraph 6.4.3 of the Environmental Statement states that "Individual mature trees, including veterans, would also be retained and protected...". However, in Chapter 7 it is indicated that some mature trees, including veterans, will need to be felled. Please clarify.

The aim is to retain as many existing mature trees as possible. However, some trees may need to be felled if they are unsafe or otherwise incompatible with the proposals, but these will be rare occurrences. All significant mature trees are retained and protected as part of the Green infrastructure and Biodiversity Management Plan. Existing trees will be assessed further at each stage of the development through Design Coding and Design Briefs to establish the ability to retain and incorporate mature trees within the proposals.

A.6 Chapter 7: Ecological Resources (including Arboriculture)

A6.1 A CHP energy plant does not form part of the planning application. However, paragraph 7.3.40 (page 7-47) states that "A CHP energy plant is proposed within the District centre". Please clarify (see paragraph A2.1 above).

This is addressed in the response to A2.1 above and the Revised Green Energy Statement.

A6.2 The presence or absence of water vole in pond 11 has not been established. Further survey work should be undertaken to establish whether or not pond 11 is a habitat for water vole.

This is clarified in the Further Information Document, Chapter 7 Ecological Resources paragraphs 7.2.1 – 7.2.4. Pond P11 was re-surveyed on June 12th 2011 to establish the presence or otherwise of water vole. No evidence indicating presence of water vole was recorded.

This pond will be re-surveyed at the appropriate phase of development and if any evidence indicating that this species is present at that time a license will be sought from Natural England to translocate the species to a suitable alternative pond.

A6.3 Initial emergence surveys for bats on Warren Farm and Warren Cottages need to be carried out.

The surveys are complete. The findings of the surveys are reported in the Further Information Document, Chapter 7: Ecological Resources paragraphs 7.2.5 – 7.2.10. The full survey report is contained at Appendix 7C.

A6.4 More detailed information is required on the condition of grassland TN2.

This is addressed in paragraphs 7.2.11 – 7.2.14 and Table 7b: TN2 Species List Compared Against LWS Grassland Selection Criteria Lists. We have re-checked the species list for TN2 against the grassland lists for LWS criteria and can find only 4 species which appear on List F, which would require 7 species to be at least occasionally present or a total of 10 species to be present. These grasslands will largely be retained. Where possible, allowing for sufficient acoustic mitigation for the M69, woodlands will be decreased where they encroach into these grasslands. As mitigation for any loss, meadows within the country parks/open spaces will provide similar grasslands with the species lists for species/rich hay meadows and also the periodically flooded grasslands as listed in the GIBMP containing the requisite species from the LWS criterion lists.

A6.5 Paragraph 7.5.7 of the ES states that pond P4 will be lost to facilitate the construction of the secondary school. However, it appears to be shown as retained on the Parameters Land Use Plan and in the Design and Access Statement. Please clarify.

Pond 4 can be retained. Amendments have been made to Chapter 7: Ecological Resources Table 7C of the Further Information Document.

A6.6 Paragraph 7.3.24 of the ES has Pond 16 as supporting Water Vole. Please clarify. Should this be referring instead to Pond 15?

This was a typing error. Pond 15 supports water vole, Pond 16 does not.

A6.7 Appendix 7F: Bat Survey - Figures 6, 7, 11, 12, and 13 appear to be incorrectly labeled. The figures labeled Hopyard Farm appear to be Abbey Farm and vice versa. As a result it also appears that the references to Hopyard Farm and Abbey Farm could be incorrectly stated in the bat survey report. Please clarify.

This has been corrected in the revised Bat Report contained at Appendix 7C.

A6.8 Section 3.55 and 4.10 of the bat report states that no bats were found to be roosting in Hopyard Farm. However, figure 7 shows building 2e at the farm as a roost (labelled as Abbey Farm but should be Hopyard Farm?). Please clarify.

This has been corrected in the revised Bat Report contained at Appendix 7C.

A6.9 The submitted proposals include the clearance of 20-30m rides through the existing woodlands. Consideration should be given to how this would change the long distance views of the woodlands and whether it could also affect the stability of the woodland stands making them susceptible to wind blow.

The management of the woodland areas will be subject to a woodland management plan to be prepared and agreed with LCC ecology/arboriculture team before development begins. The updated Green Infrastructure and Biodiversity Management Plan identifies the retained and proposed new woodland areas.

A6.10 Around 4km of hedgerow is proposed for removal. Please clarify what length of hedgerow would be planted in compensation for the loss of hedgerow. Also clarification of what size of area the new woodland would occupy.

These matters are considered in the Further Information Document, Chapter 7: Ecological Resources paragraph 7.2.19 and Table 7e.

A.7 Chapter 8: Cultural Heritage and Archaeology

A7.1 The desk-based assessment of the late prehistoric period onwards should be reviewed to ensure incorporation of the results of more recent fieldwork and research (eg the East Midlands Research Strategy, the Leicestershire and Rutland Historic landscape Characterisation project, work undertaken associated with the proposed M1 widening and Junction 21 improvements, and the results of recent excavations and fieldwork).

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology.

A7.2 The desk based assessment of the earlier prehistoric archaeological remains, Palaeolithic, Mesolithic and Neolithic/Early Bronze Age periods, should include a much broader appraisal of the archaeological resource, as well as consideration of the potential for Pleistocene deposits and their likelihood to contain Palaeolithic remains.

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology.

A7.3 Informed by the results of the revised desk based assessment further nonintrusive and intrusive fieldwork should be carried out comprising targeted fieldwalking of those areas identified as having a potential for the presence of archaeological remains. Also a programme of trial trenching should be carried out of known archaeological sites and areas impacted upon by the infrastructure access roads and entry points. This work should identify,

assess and characterise any archaeological remains of significance, and propose suitable treatment to avoid or minimise damage by the development.

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology.

A7.4 Further details are required of the potential physical and visual impact of the proposed drainage attenuation ponds and the earth bunding in relation to potential archaeological remains and the scheduled ancient monument.

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology, paragraph 8.2.16.

A7.5 Further details are required of the nature and extent of the works associated with the proposed use of the track linking Lubbesthorpe Bridle Road and Leicester Lane, Enderby, via Warren Farm.

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology paragraph 8.2.17. The route will remain as a farm access track and provide a route for cyclists and pedestrians moving between the two sites. The form of the route south of the M69 may change depending on the final layout of the employment area. The route is no longer proposed as a bus route, and any improvements to the route will be consistent with its function as a low-key track and forming part of the setting of the scheduled monument.

A7.6 More detailed analysis and assessment of the significance and impacts upon the historic landscape including:

- a coherent tenurial and functional account of the development of the historic landscape in which the extant features, place name evidence and historic records are properly integrated and understood;*
- exploration of the relationships between historic land tenure in Lubbesthorpe and rights and privileges in the surrounding medieval and later landscape;*
- consideration of the historic locations of forest/park related features such as park pales, gates, lodges, roads etc; and,*
- the interaction of the agrarian landscape of ridge and furrow cultivation and stock grazing with the management of deer, rabbits and timber as this is central to understand the Leicester Forest and its significance as a historic landscape as is the process of desertion of settlement and the post-medieval enclosure of the open fields.*

These matters are addressed in the Archaeological Landscape Report contained at Appendix 8B of the Further Information Document.

A7.7 An assessment of the significance of the landscape and its constituent elements, the capacity of the landscape and its significant components to accommodate change. This assessment should include consideration of the results of the completed Leicestershire and Rutland Historic Landscape Character project.

This is addressed in Appendix 8A and 8B of the Further Information Document.

A7.8 Further information on the visual impact of the proposed employment development to the south side of the M69 on the setting of the Lubbesthorpe Scheduled Ancient Monument.

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology paragraphs 8.2.18 and 8.2.19.

A7.9 Further information on the visual impact of the nearest residential block proposed due north of the Lubbesthorpe Scheduled Ancient Monument.

This is addressed in the Further Information Document, Chapter 8 paragraph 8.2.18 and the accompanying visual representation and cross section at Appendix 8F.

A7.10 Information on the significance of the blocks of ridge and furrow which should be integrated into the understanding and assessment of the historic landscape. Details of the areas of ridge and furrow which would be lost as a result of the development.

This is addressed at Appendix 8B of the Further Information Document.

A7.11 Further information on the visual impact of the proposed employment development to the south of the M69 on the setting of Enderby Hall and Enderby Conservation Area, including accurate 'photo montages' to show the impact of the development on the wider setting of these historic assets.

This is addressed in the Further Information Document, Chapter 8: Cultural Heritage and Archaeology and the photomontages are included at Appendix 8G.

A7.12 If the proposal to change the use of "Enderby Park" from agriculture to public open space is retained in the application proposals, further information will be required on the merits of any vestiges of historic planting or other surviving features of interest within this historic parkland, including the pond, ha-ha and areas of ridge and furrow. Further details will also be required of the facilities proposed within this historic parkland and details of any changes proposed to provide a more secure boundary between the garden of Enderby Hall and the proposed public open space.

The former Enderby Park will remain in agricultural use. A planted landscape bund is proposed beyond the eastern boundary of the park and the tree avenue reinstated with some individual tree planting elsewhere within the park.

A8 Chapter 9: Agricultural Land Quality

A8.1 If the proposal to change the use of "Enderby Park" from agriculture to public open space is retained in the application proposals, the ES should also assess the implications of the loss of this agricultural land.

This is addressed in the response to A7.12 above. As the Park will remain in agricultural uses the assessment of the loss of agricultural land has been revised in the Further Information Document, Chapter 9: Agricultural Land Quality paragraph 9.2.10.

A9 Chapter 10: Water, Hydrology and Drainage

A9.1 Paragraph 13.3.6 of the ES makes reference to foul drainage generated by the proposed development being dealt with by a Sewage Treatment Works at Enderby. There is no known Sewage Treatment Work at Enderby and further clarification is therefore required on how foul flows will be dealt with.

This is addressed in the response to A2.3 above and in the Further Information Document, Chapter 16: Infrastructure and Services.

A9.2 Reference should be made to the Environmental Permitting Regulations (England and Wales) 2010 as well as to the Water Resources Act 1991.

This is addressed in the Further Information Document, Chapter 10: Water, Hydrology and Drainage.

A10 Chapter 12: Noise and Vibration/Acoustics

A10.1 Noise and vibration/acoustics should be reassessed utilising the information on traffic distribution and modal shift from the results of the transportation model (LLITM). Layout plans showing the NECS of the development should be provided, focusing on housing zones.

This is addressed in the Further Information Document, Chapter 12: Noise and Vibration/Acoustics.

A10.2 The vibration/acoustics assessment should include consideration of the potential impact on properties on Hinckley Road and adjacent to Baines Lane due to vibration from the vehicular movements both during construction and after the completion of the development.

This is addressed in the Further Information Document, Chapter 12: Noise and Vibration/Acoustics.

A10.3 An assessment of the potential noise impacts from the use of the proposed public open space (using appropriate national standards eg NPFA separation distances) particularly in respect of the open space proposed to the northern side of the site and its relationship with the existing houses in the Forest House Lane area of Leicester Forest East.

The active sports uses will be sited within the park in accordance with Sport England standards for locating facilities. The aim will be to locate the active sports pitches away from housing. A plan illustrating the potential location of the pitches is included in the Design and Access Statement Revisions Figure 3 page 37.

A11 Chapter 13: Air Quality

A11.1 It is recognised that the applicant has completed an initial screening assessment using DMRB. However, more detailed work on air quality is necessary utilising a more detailed dispersion model (such as ADMAS Urban, Air Viro). This more detailed work should be carried out utilising the information on traffic distribution and modal shift from the results of the transportation model (LLITM) and include a detailed assessment of the potential impact on air quality of the future estimated road traffic movements. The more detailed work will also need to consider the cumulative impacts of the development and other development proposals on the air quality of the area. The assessment should also consider any impacts of atmospheric inversion layers.

The air quality assessment has been re-run using the ADMS-Roads complex dispersion model and utilises traffic data from the results of the transportation model (LLITM).

The traffic data includes movements relating to cumulative schemes agreed to be considered within the ES. Therefore the air quality assessment considers cumulative impacts of the development in the context of these schemes.

The ADMS-Roads complex dispersion model utilises local meteorological data for one calendar year. Therefore, the pollutant predictions that will be made with the dispersion model will take into account meteorological conditions.

A11.2 Paragraph 13.5.5 of the ES refers to the residential properties which exist, and would be retained, within the site. However, Old Warren Farm, New House Farm, Warren Farm and Warren Cottages have not been included in the assessment of the effects of construction even though they are referred to as being retained in other submitted application documents. The impact on these buildings should also be assessed.

This is addressed in the Further Information Document, Chapter 13: Air Quality.

A12 Chapter 14: Waste

A12.1 Further consideration is required of the impacts on the environment of the Community Composting Facility proposed at Abbey Farm, to include consideration of the generation of bioaerosols and propagation of fungal spores, as well as noise from the process and odours.

The composting facility at Abbey Farm is now removed from the proposed mitigation in Further Information Document, Chapter 14: Waste paragraph 14.2.1.

A13 Chapter 15: Traffic and Transport

A13.1 The development should be assessed using a strategic transport and land use planning model, such as the Leicester & Leicestershire Integrated Transport Model (LLITM). The initial assessment should consider the development solely as submitted and at the future years of 2026 and 2031. Following the results of the initial modelling it will then be possible to understand the impact of the proposals, before moving on to test any revisions to the proposals or consider potential alternative infrastructure and phasing patterns.

A13.2 See the formal observations of Leicestershire County Council as County Highway Authority dated 22 June 2011.

Both A13.1 and A13.2 are addressed through the Further Information Document, replacement Chapter 15: Traffic and Transport.

A14 Chapter 16: Infrastructure and Services

A14.1 The description of the possible effect of the scheme on service infrastructure and service provision (i.e electricity, water supply, foul drainage, gas and telecommunications) is very generalised and is not supported by relevant data or analysis. The ES needs to fully assess the impact of the development on service infrastructure and service provision in a manner which is supported by appropriate data and analysis. The ES should weigh up alternatives and assess which steps need to be taken to mitigate and avoid any adverse effects.

This is addressed in the Further Information Document, Chapter 16: Infrastructure and Services.

A15 Chapter 17: Cumulative Effects

A15.1 At its Council Meeting on 14 December 2010, Blaby District Council expressed considerable concern about potential adverse effects of the proposals on the existing residents in Braunstone Town (including Thorpe Astley) and Leicester Forest East. The Council requested "that, as part of the planning application process, in accordance with normal practice when determining major applications, the following information is provided to elected Members prior to any decisions being made:

- a) Environment Impact Assessment so that the potential impact upon the environment including the loss of countryside can be fully assessed.*
- b) Establish current levels of traffic pollution and congestion in the Air Quality Management Areas affecting Braunstone Town (including Thorpe Astley) and Leicester Forest East, particularly in residential areas in close proximity to the M1 motorway.*
- c) Environmental Impact Assessment showing the cumulative impact of the proposals together with other determined but not as yet completed developments in the Junction 21 area (Grove Park, Meridian Business Park, Thorpe Astley and Audi Garage, Narborough Road South).*
- d) Environmental Impact Assessments should include traffic congestion, noise, light and air pollution."*

This issue is addressed in the Further Information Document, Chapter 18: Cumulative Effects. The scope of the Environmental Statement has been agreed with the Local Planning Authority and statutory undertakers and is compliant with the Environmental Assessment Regulations.

In relation to the specific points raised we can respond as follows:

- a) this is assessed particularly in Chapter 6: Landscape and Visual Resources, Chapter 7: Ecological Resources, Chapter 9: Agricultural Land Quality;
- b) this is assessed in Chapter 12: Noise and Vibration/Acoustics, Chapter 13: Air Quality and Chapter 15: Traffic and Transport.
- c) the relevant impacts for this are Traffic and Transport and the County Council LLITM provides for growth which allows for the developments which are identified. This is addressed in Chapter 15: Traffic and Transport as well as Chapter 6: Landscape and Visual Resources, Chapter 12: Noise and Vibration/Acoustics and Chapter 13: Air Quality. The cumulative light impacts are not significant as the development will not be visible from or to the development as addressed in Volume One, Chapter 6: Landscape Character and Visual Resources, paragraphs 6.5.49 and 6.5.50.
- d) This is addressed in the response to c) above

A15.2 Therefore, in addition to the information requested in sections A10, A11 and A13 above, further detail is required in respect of the cumulative impact of the proposals together with other determined but not as yet completed developments in the Junction 21 area.

This is addressed in the responses to A15.1 above and the relevant Environmental Statement and Further Information Document, Chapter 18: Cumulative Effects, paragraph 18.2.

A16 Other Matters

A16.1 The Minerals Assessment accompanying the planning application indicates that there is some scope for sand and gravel extraction at the site of the proposed Strategic Employment Site. Further investigation should be undertaken to identify the extent of any mineral resource. Depending on the findings of this assessment, proposals should be drawn up to demonstrate how the mineral would be extracted, how restoration of the site would be achieved to allow the proposed built development to proceed and how the mineral would be used within the proposed development.

The Stage 2 Minerals Assessment undertaken by David L Walker Ltd. has concluded that working the minerals on the site will not be viable and there are therefore no proposals to work the mineral resource. This report is included as a supporting document to the Further Information Document.

A16.2 The ES should include an assessment of the Geodiversity interest of the

Lubbesthorpe area. There is a geological Site of Special Scientific Interest to the west of the proposed Strategic Employment Site which needs to be considered. Furthermore, the relationship of the proposed development site to the prehistoric River Bytham needs more consideration.

The Geodiversity of the site is now considered in the new Environmental Statement Chapter 17: Geodiversity which is included in the Further Information Document.

Part B: Additional evidence to verify any information in the environmental statement (Regulation 22 (10) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011):

B1 Ecological Resources (including Arboriculture)

*B1.1 Submission of detailed target notes for *Ranunculus omiophyllus* (Roundleaved water crowfoot) (Pond 4), *Potamogeton natans* (Broad-leaved pondweed) (Pond 4) and *polygonum bistorta* (Common Bistort).*

The relevant target notes have been shared with the County Council ecologist who requested this information.

B1.2 Submission of target notes and species list for the semi-improved grasslands within the site.

Again the target notes and species list have been shared with the County Council Ecologist.

Response to 30 January 2012 Letter

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

Further more detailed drawings of the bridge proposals and bridge access roads are provided in the re-submitted application drawings. The impacts of the revised bridge designs are assessed within the Further Information Document at Appendix 6B, and further illustrations of the bridges are provided as a supplement to the Design and Access Statement revisions.

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?

It is not yet known if the existing fill material provides a suitable base for the construction of the approach road. This will be the subject of further geotechnical testing at the detailed design stage. The intention is to use the existing embankment as far as possible, and to retain material on site as much as practically possible, reusing it either

in construction of the embankments or elsewhere for bunding or other landscape features.

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.

A revised Retail Assessment has been prepared by Jones Lang LaSalle. A supplementary note was agreed with James Williams who confirmed that addressed any remaining queries, although this is now all subsumed within the revised Retail Impact Assessment, which is submitted.

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.

This is addressed in the Further Information Document, Chapter 13: Air Quality paragraph 13.1.12 and 13.1.13.

I trust this and the Further Information Document and supporting documents address the Regulation 22 request.

Please do not hesitate to contact me if you have any further requirements for information or any queries on the submitted materials.

Yours faithfully



Andy Hiorns
Director
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cc Paul Burton Hallam Land Management Ltd
Elizabeth Fry FPCR Ltd