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For the attention of Kristy Ingles

Dear Kristy

New Lubbesthorpe 'Non-Regulation 22' Response

Thank you for your letter of 30 January 2012 with regard to the above.

We address the various issues below under the specific points raised in your letter.

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.*

A Design and Access Statement addendum has been prepared and has been submitted with revisions to the application dated February 2012. The Design and Access Statement addendum/revisions document account for all the changes that have been made to the application. Some further illustrations of the motorway bridges to assist in understanding what is proposed will follow shortly under separate cover.

- *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.*

These issues are addressed in the Revised Energy Statement prepared by Wardell Armstrong included as a supporting document to the Further Information submission.

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.*

This change has been made in the Further Information submission made in response to the Regulation 22 request.

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.*

These changes are noted and are made in the Further Information submission in response to the Regulation 22 request.

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.

These issues are resolved in the revised Bat Report contained at Appendix 7C of the Further Information submission.

Water, Hydrology and Drainage

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

The revised Green Infrastructure and Biodiversity Management Plan identifies the general locations of the proposed sustainable drainage systems. Photographs of similar SUDS systems are provided in the Design and Access Statement Revisions submission February 2012.

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.

This correction has been made in Chapter 12: Noise and Vibration/Acoustics, paragraph 12.2.4 of the Further Information submission.

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.

This correction has been made in Chapter 13: Air Quality, paragraph 13.2.12 of the Further Information submission.

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.

This correction has been made in Chapter 8: Cultural Heritage and Archaeology, paragraph 8.1.1 of the Further Information submission.

Yours sincerely



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cc Paul Burton Hallam Land Management Ltd
Elizabeth Fry FPCR Ltd