

Our Ref: FRE010.018.WMG.SJP

Your Ref:

13 January 2015



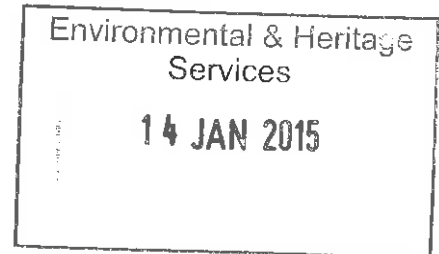
FISHER GERMAN LLP
THE GRANGE
80 TAMWORTH ROAD
ASHBY DE LA ZOUCH
LEICESTERSHIRE LE65 2BY

Telephone 01530 412821

Fax 01530 413896

www.fishergerman.co.uk

Mr Nigel Hunt
Principal Planning Officer
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA



Dear Mr Hunt

LEICESTERSHIRE MINERALS AND WASTE LOCAL PLAN

Thank you for your letter of 16th December 2014 regarding the land previously promoted as an Area of Search in the vicinity of Freeby and Wyfordby, east of Melton Mowbray.

I will deal with your requests in table form and adopting the same order and headings that you have used in your letter:-

Topic	Sub-Topic	Response on behalf of the Landowner
<u>Site information</u>	Plan of proposed area of search	See attached site plan
	Size of the proposed area	175 ha
	Current land use	Agricultural
<u>Resource and operational details</u>	Total reserve	In excess of 1mt
	Estimated annual output	Whilst this is a new site and developing a market share may take time to establish, it is estimated that a mature output could reach 150,000 tonnes per annum.
	Geological evidence	The British Geological maps indicate the presence of river terrace sand and gravels along the Eye Valley and this is supported by the existence of an operational quarry to the west of Melton Mowbray in the same river valley and geological deposit at Brooksby. This is further supported by the landowners experience of farming of this land.
	Timescale	The site is available at present is not constrained by any timescale issues.



RTPI
Chartered Town Planner

Fisher German LLP is a limited liability partnership.
Registered in England and Wales, Registered Number: OC317554.
Registered Office: 40 High Street, Market Harborough, Leicestershire LE16 7NX.
A list of members' names is available for inspection at the Market Harborough office.
Regulated by RICS.



<u>Environmental Information</u>	Agricultural Grades	The land is classified as grade 3 with potentially some areas at grade 4 along the southern edge.
	Ecology	No ecological impact study has yet been carried out.
	Ground water/hydrology	No such study has yet been carried out.
	Designated Sites	The landowner is not aware of any environmental designations affecting any of the land identified for the proposed Area of Search, although the River Eye SSSI forms the southern boundary of the site.
	Archaeological Features and Historical Buildings	The landowner is not aware of any such features of buildings that would be affected by the proposal.
<u>Access and Transportation</u>	Volume of Vehicle Trips	It is estimated that at a production rate of 150,000 tonnes per annum would result in approximately 25 lorry movements per day.
	Anticipated Routes	It is expected that the vast majority of these movements would be travelling west along the B676 to Melton Mowbray.
<u>Restoration</u>	Proposed Use	It is likely that the site would be restored to a mixture of lower level agricultural land and lakes with low impact leisure activities being the preferred after use. The water bodies may also be used as an agricultural reservoir for the irrigation of adjacent land.
	Requirement for Importation of Waste	The importation of inert materials to facilitate a high quality restoration scheme would be preferred.
<u>Buffer Zones</u>	Sensitive Uses	We are not aware of any sensitive uses in the vicinity of the proposed area.
<u>Ancillary Development</u>		It is not expected that ancillary development would take place at the site.

The land would be available at any stage for sand and gravel extraction and we would welcome its inclusion as an Area of Search to encourage further investigation and development of this reserve. The site has few neighbours and good access to the B676 which gives good access to Melton Mowbray and the east of the county.

I trust that the above information will be helpful in progressing this matter and naturally if you do have any queries at all then please do not hesitate to contact me.

Yours sincerely



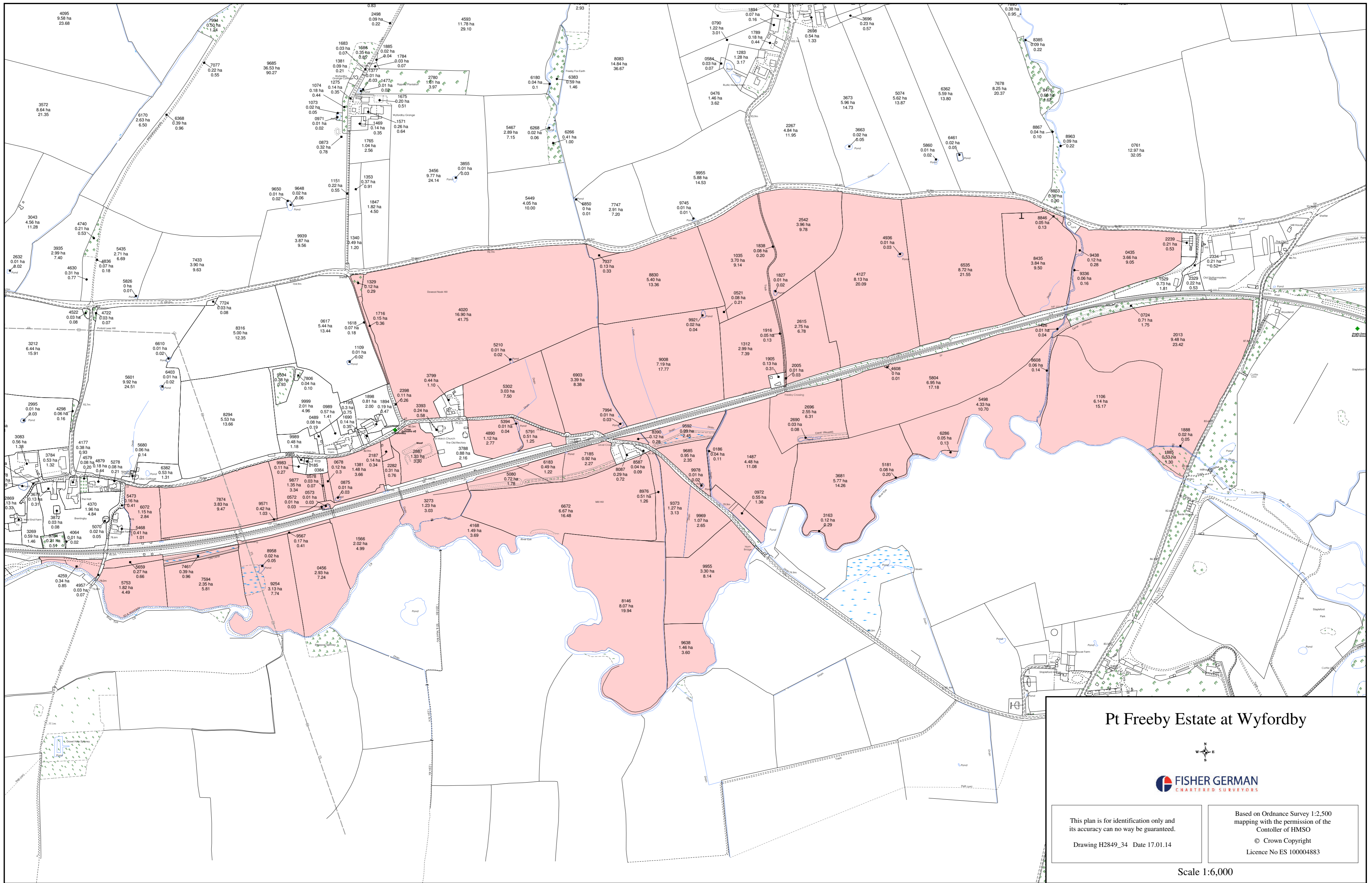
William M Gagie BSc MRICS FAAV

For and on behalf of Fisher German LLP

Direct Dial: 01530 410859

Mobile No: 07551 152691

E.mail: william.gagie@fishergerman.co.uk



Pt Freeby Estate at Wyfordby



FISHER GERMAN
CHARTERED SURVEYORS

This plan is for identification only and its accuracy can no way be guaranteed.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Contoller of HMSO

© Crown Copyright
Licence No ES 100004883

Drawing H2849_34 Date 17.01.14

Scale 1:6,000