

EAST NORTHANTS RESOURCE MANAGEMENT FACILITY WESTERN EXTENSION

AUGEAN SOUTH LIMITED (Applicant)

**RESPONSES ON BEHALF OF THE CECIL ESTATE FAMILY TRUST TO THE EXAMINING
AUTHORITY'S WRITTEN QUESTIONS AND REQUESTS FOR INFORMATION**

JWB/CEC0001.0002

Examining Authority's Written Questions:

ExQ2		
Q1.6	Please provide up update on the preparation of the SoCG.	A draft SoCG has now been received from the Applicant but it has not been responded to yet. The Trust had the swallow hole land registry boundary professionally surveyed on 28 April. The final report is still awaited, although the surveyor who carried out the survey stated verbally to the Trust's agent that the Applicant had plotted the boundary incorrectly on their plans. On receipt of the final report, which is expected imminently, it will be possible to provide comments on the SoCG.
Q5.1	Please provide any further evidence in support of your concerns regarding the effects of noise and odour from the Proposed Development on the proposed commercial storage facility on the land Trust land to the north of the existing site.	<p>The EHO has stated that there have been no complaints regarding noise or odour from the existing site. That is hardly surprising given the relatively isolated nature of the site.</p> <p>The Trust has had no cause to complain about noise previously as any noise generated on the site did not adversely affect its land, but it remains concerned that the use of plant and vehicles on the extended site (particularly noise from reversing vehicles) will have adverse noise impacts on the proposed employment use of the former bomb store.</p> <p>As regards odours the Trust has noted these in the past but again they did not adversely impact its operations, so it saw no reason to complain. It should also be noted that the Applicant's evidence at ISH2 did not dispute that odours have occurred: they simply explained how they attempt to deal with them quickly. The Trust remains concerned that odours from the extended site will have adverse impacts on the proposed employment use of the former bomb store.</p> <p>These issues remain a concern.</p>
Q9.1	Please respond to the Applicant's submission [AS-006] and ISH2 contributions [REP4-007] (ISH2 agenda item 7(a)) insofar as they indicate that the majority of the swallow hole, including the surface water discharge point, is on land over which it has an option to purchase.	See reply to Q1.6

Q9.2	If necessary, please expand on your concerns regarding the surface and ground water catchments in the vicinity of the proposed extension.	<p>The following comments are subject to the receipt of the report referred to at Q1.6.</p> <p>As regards surface water flows the Trust has not been provided with sufficient information to allay its concerns. The applicant has stated that the design of their ditches will be subject to detailed design. This is an extremely important element of the proposal and this work should be undertaken ahead of the determination of the application.</p> <p>The Applicant has stated that the ground water catchment is such that existing ground water from the application site flows in a southerly direction and does not flow under the Trust's land. The Trust has no evidence to dispute this, but the clear implication, if the Applicant is correct, is that the Applicant has no rights to discharge ground water beneath the Trust's land. If the development is permitted the Trust will carefully monitor ground water flows and if any are identified as passing from the application site and beneath the Trust's land then the Trust will take whatever action is necessary to prevent such unlawful discharges.</p>
Q9.3	Please expand on your concerns regarding how / whether the water features and surface water drainage arrangements present close the northern boundary of the existing site have implications for the impact of the Proposed Development on Trust land.	<p>The features and arrangements close to the northern boundary of the existing site are what caused the recent pollution incident. These will not have implications for the impact of the Proposed Development on the Trust land. However the Trust is keen to ensure that these issues are not replicated along the boundary of the extension. As above, the Trust has not been provided with sufficient information on the design of the ditches and water management infrastructure in order to allay these concerns.</p>

Maples Teesdale
11 May 2022.