

Dear Sirs

Further to the recent Inspector's meeting regarding the above Site (part of 662 or DEN 1) located at Sluice Road, Denver, we now present the following documents as supporting information to be considered in the next round of consultation for inclusion of the site in the LDF.

- Parker Ecology Report – assessment of the existing habitat and suggestions for mitigation and improvements to the habitat which can be carried out to allow housing development within the site part-662. The Report concludes that the existing pond is deteriorating due to Anglian Water changes to the local surface water drainage system and replacement managed ponds adjacent to open agricultural land would be beneficial. The field to the rear of the site part-662 is in the same ownership and forms part of the planned mitigation. If the existing pond is not replaced it will dry out completely within a few years.
- Parker Report Summary for ease of reference.
- Agent's letter regarding the principle of agreeing access across the Common land verge from the Highway to the site.
- Copy of current agreement between the Site owners and Common Land owners for access to Manor Farm Barns (Deed of Easement). This is intended as an example agreement for reference purposes. The Common Land is owned by the same estate in both cases. Along with the above letter from the land agent for the Common Land owners, these two documents indicate the opportunity and intention to allow access across the Common verge for residential development purposes.
- Architects' drawing 13A Context and 17 Mitigation.

We trust the above documents answer the points raised for further clarification but please let us know if any other particular information is required.

Yours faithfully

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