

Lockington Hall
Lockington
Derby
DE74 2RH



Our ref: KG / 11042

Dr Kirsten Hunter
Senior Ecologist
Red Kite
The Old Church
Park Avenue
Madeley
Telford
TF7 5AB

11 July 2014

Dear Dr Hunter

Appeal Reference: 23/01184/FUL
Land at Crabtree Farm, Hinckley Road, Barwell.
Bat Activity Surveys.

Further to the to your consultation response dated 15 May 2024 for the above-mentioned planning application, we note your comment that further bat activity surveys should be considered when determining this planning application. The following provides some additional clarification and our opinion of the overall application(s).

This application forms series of several separate planning applications for two overall development sites on adjacent sites falling immediately south of Hinckley Road, Barwell. Whilst this complex series of applications does present what appears to be a complex planning situation, the situation is quite simple. The four separate planning applications have been submitted on two sites which already have planning permission for residential development (planning reference numbers: 21/00695 and 22/01053/FUL).

The new planning application submitted on these sites does not increase the level of potential ecological affects previously assessed and mitigated as part of the previous schemes. The revised applications simply increase the to increase the number of residential dwellings across the two sites through the provision of a number of smaller residential dwellings across the sites rather than increased land take.

The ecological assessments submitted with the original applications and appended to the current submissions provided an assessment of the potential effects of the proposals to the local bat population. This assessment concluded that through the provision of mitigation including the use of a sensitive lighting scheme and the retention of the majority of the hedgerow network the proposals would not adversely affect the local population of bats.

Given the habitats and the management of the sites is broadly similar to the previous conditions, it is unlikely that the habitat within the sites will represent a significant resource for the local bat population. In addition, as the new proposals follow the principles of the consented schemes, and it is our opinion that completing further survey work at this stage would not change the level of mitigation provided or the design of the schemes. Consequently, it is our opinion that on this occasion further nocturnal activity surveys are not required to support the revised planning application.

We trust the above clarifies our position on the potential ecological effects of the revised proposals and that determination of these planning applications can proceed without further nocturnal activity surveys.

Should you have any further queries please do not hesitate to contact me at this office.

Yours sincerely



Kurt Goodman
Senior Director
FPCR Environment and Design Ltd

