Judith Turner
Environment and Heritage Services
Community Services Department
LCC - County Hall
Glenfield
Leicestershire LE3 8TE

27th June 2007
NX/INF/LOC/1408.70 (3637)
2007/9012/04
Kirsty Gamble
0116 267 0006
0116 267 7112
kgamble@leics.gov.uk

Dear Judi,

Notification Procedure on Developer Contributions: 2007/9012/04 – Pre-application enquiry relating to proposed mixed-use development including 65 dwellings – 37-39 Derby Road, HINCKLEY. (Grid Ref: 442904 294334)

Thank you for your letter of 27th June 2007 regarding the above planning application.

Our computer data indicates that bats have been recorded in the vicinity of the application site. We note from the application papers that demolition of built structure and works to trees may be involved. Potential bat roost sites may, therefore, be destroyed. We recommend that the developer be required to incorporate bat bricks and boxes into the design of the new properties and to plant native trees, common to the area, on site to establish feeding grounds for the bats.

We recommend that green corridors are maintained/established particularly along the boundaries of the application site as this furnishes wildlife links between habitats. In built up areas, as within the land in question, the best method of establishing these links is to plant hedgerow with standard trees with a grass strip alongside. Any such existing habitat should be retained and managed to enhance its wildlife potential.

Climate Change
The Consultation Paper on a New Planning Policy Statement 3 (PPS3): Housing, states, 'The aim is that the planning system is used to its maximum effect to ensure the delivery of decent homes that...are energy efficient....and help to deliver sustainable development'.

Cont.....

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In consideration of the above and the fact that many developments will go ahead before new policies are formerly adopted, we urge that every possible water and energy saving device should be incorporated into the designs of the new buildings. House types without such features should not be given planning permission. All new development sites should include good proportions of green, photosynthesising stepping-stone and linear habitat linking into the wider landscape/countryside. These areas should be managed for the benefit of the local inhabitants and as refuge/corridor for wildlife.

We hope that our comments and recommendations will be of use to you. Please use the price list enclosed with previous correspondence.

Yours sincerely

Kirsty Gamble
Project Officer – Ecology
Historic and Natural Environment Team

Please note: Our information and recommendations result from our best knowledge of the site to date. It may change if further information is discovered. It remains the responsibility of the applicant to ensure that no protected species or their habitat is damaged during the works. The best method of achieving this is for a suitably experienced and licensed ecologist to conduct a full survey for protected species at the appropriate time of year in appropriate weather conditions. For instance, if there is a pond/water body within 500m of the site a survey for great crested newts will be required.

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to Jeturner@leics.gov.uk

To: Head of Environment and Heritage	From: Head of Commercial &Support Services
Planning Control FAO: C J Noakes Extn: 7053	Date: 28 June 2007

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Rugby Investments
LOCATION:	37-39 Derby Road, Hinckley
PROPOSAL:	Residential
REFERENCE NO:	2007/9012/04
LCC OFFICER'S NAME:	Paul Love

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:

Based on the scale of this development in respect of additional users of the existing library facilities we would be looking for a contribution of £3,120 towards the costs of books and other materials. This would be spent over a period of 12 months.

"This request is based on the following formulae for contributions

	1 bedroomed houses	*@ £26.44 per house*
	2 bedroomed houses	*@ £52.87 per house*
3	*3/4/5 bedroomed houses*	*@ £61.68 per house*
13	*1 bedroomed apartments*	*@ £26.44 per apartment*
49	*2 bedroomed apartments*	*@ £52.87per apartment*
	3/4/5 bedroomed apartments	*@ £61.68 per apartment*

(rounded to nearest £10)

***As this is an outline application, it is considered that the terms of any legal agreement should set out the pro rata for each type of dwelling, in accordance with the above formulae. Therefore, it will cover the circumstances reflected in any subsequent detailed planning permission, if the final configuration should change from the above.*

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Director of Community Services	From: Director of Children and Young People's Service
Planning Control **FAO: C J Noakes** **Extn: 7054/53**	**Date:** 04/07/07

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Rugby Investments
LOCATION:	37 - 39 Derby Road, Hinckley
PROPOSAL:	62 apartments and 3 houses
REFERENCE NO:	2007/9012/04
LCC OFFICER'S NAME:	Chris Page

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

Please note this is a provisional figure and confirmation should be sought before being taken to the Committee which deals with planning decisions.

DfES Cost Multipliers are updated annually on March 31st. Accordingly, new contribution figures should be sought after that date since the amounts below will change .

This request for an education contribution is based on 49 apartments and 3 houses with two or more bedrooms. No claim is made on one bedroom dwellings.

At the present time there is surplus capacity in the local primary, high and upper schools. An education contribution will therefore not be requested for any sector.

If the configuration of the development should change, we would expect to be consulted again.

Total requirement: £0

MS OUTLOOK RESPONSE TEMPLATE

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or by e:mail to jeturner@leics.gov.uk

To: Director of Community Services	From: Director of Highway's Transportation & Waste Management
Planning Control FAO: C J Noakes Extn: 7053	Date: 29th June 2007

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Rugby Investments
LOCATION:	37-39 Derby Road, Hinckley Grid Ref: 442904 294334
PROPOSAL:	Mixed use development including 65 dwellings
REFERENCE NO:	2007/9012/04
CC OFFICER'S NAME:	Samantha Wain

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:

Our Reference SHW/1100/3.2.15

We would to like to seek developer contributions towards a new or improved Civic Amenity Site Infrastructure for the nearest site at Barwell.

A contribution is requested based on the magnitude of the development. If the total number of dwellings proposed were to increase or decrease then the contribution to be requested would be adjusted accordingly. One dwelling is considered to be equal to 1 detached house, 1 flat, 1 semi-detached house etc.

The contribution requested is to be determined based upon the number of additional residential dwellings created. Using the calculated claim rate of **£42.73** per dwelling. Thus for this scheme we have determined a contribution of 65*£42.73 = **£2,777** to the nearest £. Should the number of dwellings intended increase or decrease this sum would be adjusted accordingly at that rate.

The rate is currently valid but is subject to Indexation and reviewed on at least an annual basis.

Yours sincerely,

Samantha Wain

File DCA26 – 27/6/2007