

[REDACTED]

From: David Spring
Sent: 20 November 2023 09:55
To: Planning Folder New
Subject: FW: FW: FW: 23/00774/REM- LCC Ecology & LCC Highway requirements

From: Neal Chantrill [REDACTED]
Sent: 15 November 2023 15:34
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Cc: HDC [REDACTED]
Subject: RE: FW: FW: 23/00774/REM- LCC Ecology & LCC Highway requirements

Good afternoon David

Many thanks for this.

Whilst it does appear to alleviate the LHA's concerns at first glance, until the LHA have had time to properly consider the additional information submitted, we could not say for certain.

HDM – Can you please log this as a rev-obs with the standard deadlines.

Many thanks one and all.

Neal Chantrill
Assistant Transport Planner
Environment and Transport Department, Room 700
[REDACTED]

Please consider the environment before printing this email. Thank you

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: 15 November 2023 15:24
To: [REDACTED]
Subject: FW: FW: FW: 23/00774/REM- LCC Ecology & LCC Highway requirements

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Hi Neal,

I hope you're well.

Please see the email below and the attached in relation to the above application.

Are you happy now from a Highway perspective?

With thanks,

David

From: [REDACTED]
Sent: 14 November 2023 10:31
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: RE: FW: FW: 23/00774/REM- LCC Ecology & LCC Highway requirements

Hi David,

Please find attached the updated drawings with extra hedging shown at the front of the plots.
I have also removed the pavement off the location plan and shown the red line as per the highways comments.

From reading their letter, they are happy with everything else. But should you need further changes just shout.

Kindest regards

Iain

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: Friday, November 3, 2023 12:02 PM
To: ' [REDACTED] '
Subject: FW: FW: FW: 23/00774/REM- LCC Ecology & LCC Highway requirements

Hi Iain,

Please see the email below & the attached. I think these 2 bits are the last items that need addressing.

On your return will be fine as we have an ext of time in place but happy to receive the requested info before this if you get a chance as I will have to re-consult.

With regards,

David Spring
Planning

From: David Spring
Sent: 26 October 2023 11:53
To: [REDACTED]
Subject: FW: FW: FW: 23/00774/REM- LCC Ecology comments

Hi Iain,

Another email today I'm afraid.

I received a reply from LCC Ecology. Please see below email. Can this be addressed too please?

'Thank you for your email and forwarding the most recent version of the landscape plan. In relation to my previous comments, I make the following observations;

- **Hedgehog highways** = acceptable.
- **Bird boxes** = acceptable.
- **Native hedgerow planting** = acceptable.

- **Bat boxes** = Both boxes should be installed on south facing elevations and therefore the southern newbuild proposed location is acceptable, however the location of the box on the northern newbuild should be moved to the southern apex. Also, and this is a personal opinion, but I wouldn't advise using a Schwegler 2FN type box on a flat wall as they are pretty ugly due to their cylindrical build and are much better suited to tree use. I would therefore recommend using 2no Schwegler 1FF. Note that these are very very popular boxes and frequently out of stock, however they do come back in stock numerous times a year, so I would advise that the applicant remains vigilant to this, so that they can be purchased in a timely manner.

As a result of the above, additional minor amendments to the plan will need to be made so please do come back to me for approval once these have been completed'.

With regards,

David Spring
Planning

From: [REDACTED]
Sent: 16 October 2023 16:41
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: RE: FW: 23/00774/REM- LCC Ecology comments

Dear David,

Many thanks for your emails. Please find attached the updated Landscape plan with changes as per Deans email.

I have also rotated plot one to face more south and have set both properties further back.

I was going to give you a call to discuss but couldn't find your phone number so I hope I have made the correct changes.

Thanks again for working together on the application

Extension of time is also duly granted as per your other email.

Kindest regards

Iain

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: Friday, October 13, 2023 3:51 PM
To: [REDACTED]
Subject: RE: FW: 23/00774/REM- LCC Ecology comments

Hi Iain,

I hope you are well.

I got started on writing the report up for this application yesterday but one thing I'm concerned about is the relationship between the proposed and No. 130 in terms of neighbouring amenity.

Please see the above distances separating the dwellings, in particular the distance between the proposed bedroom at the front of plot 1 & the front elevation of No. 130 which is approx. 16m away with plot 1 being on a lower ground level.

I think the relationship would work better if the dwelling in plot 1 was facing more to the south, at a greater angle to No. 130 & placed deeper into the site. The dwelling in plot 2 could also be pushed back a little deeper into the site to increase the distance between the dwelling & the side elevation of No. 130. What do you think?

With regards,

David Spring

Planning

From: [REDACTED]
Sent: 10 October 2023 10:25
To: [REDACTED]
Cc: David Spring <David.Spring@hinckley-bosworth.gov.uk> [REDACTED]
Subject: Re: FW: 23/00774/REM- LCC Ecology comments

Hi Dean,

Many thanks for your email and I look forward to hearing from you.

Kindest regards

Iain

From: Dean Lefeuvre <[REDACTED]>
Date: Tuesday, 10 October 2023 at 10:22
To: Iain Garne <[REDACTED]>
Cc: David Spring <David.Spring@hinckley-bosworth.gov.uk>, Sarah Postlethwaite <[REDACTED]>
Subject: Re: FW: 23/00774/REM- LCC Ecology comments

Hi Iain,

Thank you for your call just now and follow up email regarding my comments made on 7th September in relation to 23/00774/REM.

Unfortunately the Hinckley and Bosworth planning portal is unavailable today for essential maintenance, so I will make sure to respond tomorrow.

Kind regards,

Dean

On Tue, 10 Oct 2023 at 10:14, Iain Garnell <[REDACTED]> wrote:

Hi Dean,

It was a pleasure to speak with you.

Please find attached your comments on the application.

If you could just let me know exactly what you would require to discharge the condition I can get on that straight away.

There is a lot of information on the PEA and I am just concerned I will go away and make the wrong changes or provide the wrong information.

Kindest regards

Iain

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Date: Saturday, 23 September 2023 at 08:41

To: [REDACTED]

Subject: 23/00774/REM- LCC Ecology comments

Mr Garnell,

Please see LCC Ecology comments for the above application attached.

All other consultation responses are fine but LCC Ecology comments need to be addressed and incorporated into this scheme.

I look forward to hearing from you.

With regards,

David Spring

Planning

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