07/00902/FUL

30 JUL 2007

DEVELOPMENT SERVICES

- 2 NOV 2007

RECEIVED

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

30th July 2007
NX/INF/LOC/1408.70 (3724)
2007/9015/04
Kirsty Gamble
0116 267 0006
0116 267 7112
kgamble@leics.gov.uk

Dear Judi,

Notification Procedure on Developer Contributions: 2007/9015/04 – Derek Briscoe – Pre-application enquiry relating to proposed residential development of 23 apartments – 2-8 Stapleton Lane, Barwell, HINCKLEY.

Thank you for your letter of 30th July 2007 regarding the above planning application.

Our computer data indicate that bats and grass snake 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.....

30 JUL 2007

07/00902/FUL

Notification Procedure on Developer Contributions: 2007/9015/04 – Derek Briscoe – Pre-application enquiry relating to proposed residential development of 23 apartments – 2-8 Stapleton Lane, Barwell, HINCKLEY.

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.

DEVELOPMENT SERVICES
- 2 NOV 2007
RECEIVED