



Re: Application Ref. 25/01213/OUT - Land South of Sacheverell Way, Groby

From Sam Perkins <sam@wearedefine.com>
Date Fri 06/02/2026 5:07 PM
To Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc Sally Smith <Sally.Smith@bloorhomes.com>; Mark Rose <mark@wearedefine.com>

1 attachment (7 MB)

Land South of Sacheverell Way Ecological Appraisal Rev B.pdf;

Hi Ashleigh,

I hope you are well.

We have seen the comments that have been received from National Highways, LCC Ecology, and the LLFA in the last day or so, and will work through those and come back to you as soon as possible. However, I just wanted to provide some initial clarifications / highlight a few queries, which I would welcome your thoughts on:

National Highways:

NH have requested further information in relation to the drainage strategy. The comments refer to the Flood Risk Assessment which suggests that this has been read, but I wasn't sure whether the officer has read through the Hydraulic Modelling Report, which provides much more detail in relation to the drainage strategy. Could you please raise that with the officer to understand whether this provides the information required?

LCC Drainage:

Likewise, I note that the LLFA have not made reference to the Hydraulic Modelling Report. Could you please check whether they have reviewed this as I think it would answer a number of the questions raised.

LCC Ecology:

A preliminary ecological appraisal has been requested. This was submitted but does not appear to have been uploaded. I have attached this below - could you please upload it and forward it on to LCC Ecology for their comment, flagging that there is also a separate Skylark Technical Note.

I will come back to you as soon as possible in relation to the other matters, but would be grateful if you could raise the queries as set out above in the meantime please.

Thanks
Sam

Sam Perkins
Associate Planner

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On 13 Jan 2026, at 14:31, Sam Perkins <sam@wearedefine.com> wrote:

Hi Ashleigh,

I hope you are well and that you had a good Christmas break!

We have received the validation letter for the above application, which has been assigned to yourself following on from the pre-app - which is good news!

I just wanted to check whether this means that prompts have now been sent to consultees? Once the consultation is more advanced and we have had the majority of responses back, it would be useful to set up a meeting - but I will look to arrange that closer to the time.

Many thanks
Sam

Sam Perkins
Associate Planner

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