



Outlook

RE: 26/00423/OUT

From Joe Oakden <Joe.Oakden@marrons.co.uk>**Date** Mon 10/08/2026 9:33 AM**To** Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; Amanpreet Panesar <Amanpreet.Panesar@marrons.co.uk>; PF - Planning <planningapplications@hinckley-bosworth.gov.uk>; PF - Planning <planningapplications@hinckley-bosworth.gov.uk>**Cc** Andrew Gore <Andrew.Gore@marrons.co.uk> 2 attachments (10 MB)

BG25.557 Horsepool Grange - Condition Assessment Sheets - REV 1.xlsx; RE: 26/00423/OUT;

Good morning Ashleigh,

I hope you had a good weekend.

We have now had the opportunity to review the comments made by the ecology officer. I note that there are three points raised, and I have responded to each of these in turn below. I would note that we did respond on a couple of these points to the original consultation (see email attached). These comments would suggest that the officer has not seen that additional information- can you please confirm that was sent to them?

1. We are progressing the application for a DLL for GCN. Once we have the counter-signed completion of this, I will send this across so that you have this on file which I trust will be sufficient to satisfy this matter pre-determination.
2. Please find attached the condition assessment sheets as requested. I did send this across back in June in response to the original set of comments (please see attached).
3. Again, justification was provided in response to the original consultation (see attached response (bullet point 3)). Although the grassland survey was undertaken outside of the optimal survey period for UKHab survey, it did not prevent a reliable assessment of the overall grassland value. The assessment was carried out by a Senior Ecologist, FISC Level 3 qualified. The grassland was recorded as a modified grassland sward with poor species diversity with fewer than six species per m2. The sward was dominated by grassland species including creeping bent, annual meadow grass, cocksfoot, perennial rye grass, and false oat grass. Abundance of perennial rye was recorded as frequent, indicating nutrient enrichment within the area, reducing the likelihood of the sward being of any higher distinctiveness above modified grassland. Furthermore, the sward included 'undesirable species' as defined in the BNG guidelines. Species including ragwort, nettle, dock and willowherb were confirmed within the sward. These species diminish the value of a sward and are further indicators of nutrient enrichment, a further argument in support of the assessment reached for the value of the grassland. These factors provide confidence that the habitat has been appropriately classified and evaluated. We consider the assessment robust given the grassland type and species composition.

Please can these comments and the attachments be passed on to the ecology officer? I would be grateful if you could confirm when this has been done.

I still await your further update in respect of the other matters that you mentioned last week. I note that the determination target date is today and so an EOT is likely to be needed- I have tried to suggest we agree one for a while now. When responding on the matters below, can you please suggest a suitable date for agreement?