

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 23 January 2026 18:08:45 UTC+00:00
To: "PF - Planning" <pf-planning@hinckley-bosworth.gov.uk>
Subject: FW: 25/00676/OUT
Attachments: RE: 25/00676/OUT, 2550_11_A_EcIA Addendum.pdf, 2550_Statutory Metric_RevF.xlsx
Categories: Yasmin

Please could this email and attachments be uploaded to 25/00676/out and sent to the ecologist for reconsultation?

Thanks
Laura

The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application. The views are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties and are given in the absence of any review by the relevant senior sign-off officer.

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141
Email: laura.ashton@hinckley-bosworth.gov.uk

From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 22 January 2026 09:48
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: RE: 25/00676/OUT

Hi Laura,

As well as responding to the below/ attached (apologies for not sending these on the same chain for clarity), please could you forward the below (and associated attached EcIA Addendum and Metric) to LCC Ecology following their latest comments? The below response is considered to address the points raised in their most recent comments. The ecologist point is added in black for reference, with the applicant's ecologist's comment below that in blue.

You will have also have seen NF's comments on the 20th of January. We have increased the quantum of woodland planting on-site, however, NF still require additional planting to achieve a 1.28ha provision. In principle we are happy in the committee report that the LPA state that the S106 includes the suggested cascade for contributions with any shortfall being met by a financial contribution at the rate set out in the National Forest response.

Please let me know if you have any queries.

Kind regards

John

Dear Laura,

Thanks for sending over the LCC Ecology response. I've now reviewed the response and have addressed each of the comments below in turn below.

European Protected Species – GCN

‘.....Prior to determination, a copy of the Impact Assessment and Conservation Payment Certificate (IACPC) document, countersigned by Natural England, must be submitted for review to confirm acceptance onto the scheme and therefore ensure that mitigation can be secured. We note that this has not yet been submitted’

The Ecological Addendum attached (reference 2550_11_A_ECIA Addendum) outlines the position on licencing, explained paragraphs 5.16-5.19. An application to enter the DLL scheme was made in November 2025 however Natural England have responded to confirm that they do not currently have sufficient compensation ponds to allocate to the development, meaning that they are unable to service the DLL request at this time. As a result, an IACPC cannot be obtained and submitted.

As an alternative method to secure appropriate mitigation for great crested newts, it is proposed that a European Protected Species Mitigation Licence is obtained from Natural England instead. This would involve the production of a detailed method statement prior to construction works occurring which will set out impact avoidance and mitigation measures proportionate to the predicted impacts. Up-to-date great crested newt survey information is available to support this licence application. The licence would be applied for following planning permission being granted and discharge of any relevant ecological planning conditions. The requirement to obtain this licence may be secured by planning condition.

For the purposes of this outline application, we have provided sufficient information to demonstrate that there will be no significant residual effects anticipated for great crested newts subject to the implementation of a European Protected Species Mitigation Licence, which as in the usual manner can be controlled by planning condition.

Protected species – Badger

The response from LCC dated 7/1/2026 requested ‘further information should also be detailed on how impact to badgers will be avoided in the first instance, and where not possible mitigated and compensated for to support a licence application’.

The request above directly contradicts the first response received by LCC on 12.9.2025 (attached) which stated in respect of badgers *‘The updated survey work found three sett entrances within the site. To avoid impacts on badgers, a Natural England development licence will be obtained to exclude badgers from this sett (and any other setts considered appropriate at this stage). We recommend that a copy of this licence is secured by a condition of any consent’*.

For the purposes of an outline condition the LPA has the satisfactory information to determine the application. As stated in the previous LCC response dated 12.9.2025, the implementation of the licence can be controlled in the usual manner by condition.

Mandatory Biodiversity Net Gains (BNG)

The LCC response states that 'we have reviewed the submitted Statutory Biodiversity Metric – Calculation Tool (November 2025) and the Biodiversity Net Gain Assessment: Design Stage (CSA Environmental, December 2025) and are still not satisfied that appropriate information has been provided prior to determination. This is because of the reasons set out below:

- Since the Leicestershire LNRS has now been published, the latest guidance states that all baseline habitats should be set to 'low' strategic significance which is equivalent to 'Area/compensation not in local strategy/ no local strategy' in the metric for applications not yet granted. Therefore, the strategic significance should be updated for Native hedgerow and Species-rich native hedgerow with trees

I have updated the BNG Metric with the above changes, and have also changed the woodland habitat in the baseline tab to 'low' strategic significance (as well as hedgerows), and the woodland in the proposed tab to 'high' strategic significance (in line with comments made in the most recent ecology response under *Additional Information – Mandatory BNG*).

For Habitat Units this results in an increase in the score, with the amount of net loss now equating to -0.40 Habitat Units (-3.04%) (up from -0.76 Habitat Units), and for Hedgerow Units this results in a slightly increased net gain, now at +2.77 Hedgerow Units (+37.27%) (up from 2.73 Hedgerow Units).

The updated Metric is attached.

S106

Lastly the LCC ecologist's suggests that the LPA is encouraged to secure draft heads of terms for this planning obligation at application stage.

Usually we don't have a detailed set of HoTS on BNG as LPA's have standard provisions in their S106 for dealing with BNG?

I trust the above clarifies matters but please let me know if you have further comments.

John Nicol MRTPI
Associate

For and on behalf of Fisher German LLP

07929178169

The Estates Office - Norman Court - Ivanhoe Business Park
Ashby de la Zouch - LE65 2UZ



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From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 20 January 2026 08:21
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: RE: 25/00676/OUT

Morning Laura,

Thank you for coming back to me so quickly on the above, and for the clarification.

The s106 also seems to not mention BNG?

We have of course been asked for draft HoT by your ecologist (the applicant's ecologist will provide comment on this shortly), however, we would have expected the below scheme to have been asked the same, given it was submitted in March and mandatory BNG for majors came into force in February 2024.

We are just trying to get a steer of the off-site BNG commentary within HoT for Hinckley and Bosworth, to inform the draft we send over to yourself.

Thanks for your help.

Kind regards

John

John Nicol MRTPI
Associate
For and on behalf of Fisher German LLP

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From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Sent: 19 January 2026 16:34

To: John Nicol <John.Nicol@fishergerman.co.uk>

Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>

Subject: RE: 25/00676/OUT

Hi John,

The BNG mandatory condition is normally included in the list of informatives. I think it was an oversight as to why it hasn't been included. This application was quite early after mandatory BNG was required and so it may have pre-dated the procedure to apply the condition to the relevant notice – I speculate.

Whilst the BNG condition should be there, in reality it is the LEMP condition and similar which will secure the BNG and so it will be provided.

I have asked around the office about how larger housing schemes are being received. I am told that Members are generally following officer recommendations at the moment. There have not been many overturns recently.

Kind Regards
Laura

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141

Email: laura.ashton@hinckley-bosworth.gov.uk

From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 19 January 2026 15:12
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: 25/00676/OUT

Hi Laura,

Apologies for the lack of reference below in the subject line and including Chris below.

I was wondering if you could help me with understanding - **24/00264/OUT**.

As I understand it, this application should be accompanied by BNG. However, despite the Committee Report referring to it, I cannot see mention of the mandatory BNG condition on the Decision Notice, nor any mention of BNG?

Please could you explain why?

Kind regards

John

John Nicol MRTPI
Associate
For and on behalf of Fisher German LLP

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From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 13 January 2026 15:52
To: 'Laura Ashton' <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; 'Chris Brown' <Chris.Brown2@hinckley-

bosworth.gov.uk>

Subject: RE: Extension of Time Request

Hi Laura,

Ahead of tomorrow's call, please find attached a suggested Agenda. Please let me know if you would like any additions/ revisions.

Look forward to catching up on the progress of the application tomorrow.

If you could come back to me on the below in the meantime, that would be greatly appreciated.

Kind regards

John

**John Nicol MRTPI
Associate**

For and on behalf of Fisher German LLP

07929178169

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From: John Nicol

Sent: 13 January 2026 10:26

To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: RE: Extension of Time Request

Hi Laura,

Following on from the below, please could we have sight of the quotes/ delivery times today so we can review and discuss at our meeting tomorrow?

Kind regards

John

From: John Nicol
Sent: 12 January 2026 08:43
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: Extension of Time Request

Thanks Laura,

Please can you get the quote and lead in times over ASAP so we can raise any questions we may have after reviewing these during our meeting on Wednesday?

Kind regards

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 09 January 2026 16:32
To: John Nicol <John.Nicol@fishergerman.co.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: Extension of Time Request

Hi John,

Hopefully you will have seen that I have accepted your meeting invite.

I will provide Rose's response shortly. I have also asked the other consultants to provide their turnaround time should they be instructed so that can be taken into consideration.

I will get those bits to you and no doubt we will discuss in our meeting next week.

Kind Regards
Laura

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141
Email: laura.ashton@hinckley-bosworth.gov.uk

From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 09 January 2026 10:12
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: RE: Extension of Time Request

Hi Laura,

I've circulated a MS Teams invite for Wednesday 14th 11:30-12:30.

Please can you share the landscape quote ASAP?

Kind regards

John Nicol MRTPI

Associate

For and on behalf of Fisher German LLP

[07929178169](tel:07929178169)

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From: John Nicol <John.Nicol@fishergerman.co.uk>

Sent: 08 January 2026 12:02

To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: RE: Extension of Time Request

Thanks Laura,

Happy New Year.

I'll see how this fits with my side's availability and come back to you shortly.

Please can you provide the third landscape quote?

Kind regards

John Nicol MRTPI
Associate

For and on behalf of Fisher German LLP

07929178169

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From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>

Sent: 08 January 2026 10:50

To: John Nicol <John.Nicol@fishergerman.co.uk>

Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Subject: RE: Extension of Time Request

Dear John,

Happy new year and my apologies for the delayed response.

I would be available for a teams meeting on Wed 14th Jan or Thursday 15th Jan at 1100 or 1430. Please let me know what would work for your team.

Kind Regards
Laura

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141

Email: laura.ashton@hinckley-bosworth.gov.uk

From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 08 January 2026 09:09
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: Extension of Time Request

Morning Laura,

Please can you come back to us on the below ASAP?

Kind regards

John Nicol MRTPI
Associate
For and on behalf of Fisher German LLP

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From: John Nicol
Sent: 05 January 2026 10:39
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: RE: Extension of Time Request

Good Morning Laura,

I hope you had a great break.

Apologies for chasing, but please may you send over some availability for a meeting in the next couple of weeks, and an update on the third landscape quote?

Kind regards

From: Angela Brooks <Angela.Brooks@fishergerman.co.uk>

Sent: 23 December 2025 09:38

To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>; John Nicol <John.Nicol@fishergerman.co.uk>

Cc: Eilish Gardner <egardner@nationalforest.org>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; National Forest Planning <planning@nationalforest.org>

Subject: RE: Extension of Time Request

Dear Laura

Many thanks for your confirmation of the agreed EOT.

Please let us know as soon as you have the additional landscape quotation.

Please can you confirm availability for a meeting mid Jan as suggested?

Kind regards
Angela

Angela Brooks MRTPI

Partner

For and on behalf of Fisher German LLP

[07918652897](tel:07918652897)

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From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 19 December 2025 16:51
To: John Nicol <John.Nicol@fishergerman.co.uk>
Cc: Eilish Gardner <egardner@nationalforest.org>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; National Forest Planning <planning@nationalforest.org>; Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: RE: Extension of Time Request

Dear John,

Thank you for the additional information. I have sent it to the admin team and asked them to upload it to the application file and to re-consult the relevant consultees. We can certainly target the 10th March committee and the suggested EOT is reasonable and acceptable. I will record it on our system.

We can certainly obtain an additional quote for the landscape review. The only reason we didn't have three originally was down to the timescales which we were working towards.

I know that Stuart visited the site without prejudice and on spec because he was in the area a few weeks ago, anticipating the tight turnaround. His initial feedback to me didn't appear to throw any spanners into the works. Overall, I would be surprised if we had a landscape objection.

I would have no objection to the LPA's appointed landscape consultant meeting with your team. Along the lines you are suggesting, I wonder if we shouldn't schedule a general meeting for the middle of January to review progress?

Kind Regards
Laura

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council

Tel: 01455 238141
Email: laura.ashton@hinckley-bosworth.gov.uk

From: John Nicol <John.Nicol@fishergerman.co.uk>
Sent: 19 December 2025 16:15
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Eilish Gardner <egardner@nationalforest.org>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>; National Forest Planning <planning@nationalforest.org>; Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: Extension of Time Request

I'm using Mimecast to share large files with you. Please see the attached instructions.

Good Afternoon Laura,

I hope you're well.

I write to provide you with additional information to support Taylor Wimpey's ("TW") planning application on land south of Jacqueline Road, your reference: 25/00676/OUT.

I have copied in Chris Brown as I am aware we are now in the run-up to the Christmas break and was unsure when you were breaking up, and wanted to keep the LPA updated.

Please find this information attached. Please also find attached a Table we have produced which lists the information attached, and indicates which information this supersedes. The Table then sets out the consultee comment the information seeks to address and how it is considered the information addresses the comment. I have copied in Eilish from the National Forest for her information.

In also attach a response to the Parish Council following their comments.

It is considered the attached addresses all outstanding matters raised by your consultees, allowing the application to go to planning committee on the 10th of March 2026.

In terms of the landscape input, TW require three separate quotes to then instruct one. Please can an additional quote therefore be sought. We would suggest obtaining a quote from Cornus, contact details below, who as we understand do undertake peer reviews of LVIA's:

Rose

rose@cornus-lpd.co.uk

07740 266510

Following a review of the quotes we did want to raise that we were slightly concerned by the assertion in Stuart Ryder's fee proposal email which mentioned that our LVIA was too positive (cheerleading the scheme). As you know, the evidence submitted in support of the application is produced to inform the post-submission stages of the project, and should the LVIA have found negative or adverse impacts, the scheme would have required further work prior to submission. However, this was not the case and the LVIA finds the overall future landscape impact of the scheme to be acceptable, hence an LVIA being submitted which is supportive of the scheme.

TW is still happy to fund the review but to avoid any unnecessary delays and what we feel would be helpful is that the scope includes for a meeting between the landscape consultants when the initial review has been undertaken, allowing your consultants to raise any questions or points they may have prior to their final report being issued.

It is also worth keeping in mind the draft allocation of the site, and the landscape review that would have gone into this to deem proposing to allocate the site for future development acceptable. We would not expect any 3rd party landscape input to contradict those findings.

The timing of such a meeting will also allow us to also discuss any comments given on information submitted to you now, and consulted on throughout January.

In line with the above, please can we agree an Extension of Time until 31/03/2026, giving three weeks post-Committee for a decision to be issued. Please could you come back to us and confirm your agreement of this?

Please let us know if you have any queries.

Kind regards

John

From: John Nicol
Sent: 11 December 2025 10:45
To: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: RE: Landscape support - Planning Application: 25/00676/OUT - Land South of Jacqueline Road

Hi Laura,

Thank you for the chaser.

I've asked TW if they've had a chance to look at the quotes and will come back to you as soon as they come back to me.

May I ask if you have any additional comments on the application from consultees? Just aware you advised you sometimes have some drop into your inbox, rather than go onto the website.

Kind regards

From: Laura Ashton <Laura.Ashton@hinckley-bosworth.gov.uk>
Sent: 11 December 2025 10:42
To: John Nicol <John.Nicol@fishergerman.co.uk>
Cc: Angela Brooks <Angela.Brooks@fishergerman.co.uk>
Subject: Landscape support - Planning Application: 25/00676/OUT - Land South of Jacqueline Road

Good morning John,

I wonder if TW have had a chance to review the quotations? I just wanted to add that Stuart Ryder visited the site, speculatively, when in the area earlier this week and so is good to go if his fees can be accepted.

Kind Regards
Laura

Laura Ashton BA (Hons) MSc MRTPI
Planning Consultant – Development Management
Hinckley and Bosworth Borough Council
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