

From: Zoe Massey <zoe@haywardarchitects.co.uk>
Sent: 27 August 2026 11:59:06 UTC+01:00
To: "Joe Fleetwood" <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Subject: FW: FW: 26/00255/OUT - 16 Equity Road East, Earl Shilton

Hi Joe,

Please see below from our ecologist regarding the hedgerow at 16 Equity Road East.
Can you forward this on to the County Ecologist for her response please.

Regards

Zoe Masse BA(Hons) DipArch ARB
y
Director / Architect



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From: Patrick Collins <paddy@bjcollins.co.uk>

Sent: 27 August 2026 11:50

To: Zoe Massey <zoe@haywardarchitects.co.uk>

Cc: Barry Collins <barry@bjcollins.co.uk>

Subject: Re: FW: 26/00255/OUT - 16 Equity Road East, Earl Shilton

Hi Zoe, before we go ahead and change any reports etc, I think it prudent to get a response from the Planning Ecologist, Ms. Khan, to these points directly, and find out exactly what she is asking for with regards the hedgerow

Firstly, the Total hedegrow length is not incorrectly stated in Section 6. This matches directly to the metric and therefore to the QGIS, and the produced habitat maps. I will note that the Summary was not changed and still contains the length when we had not mapped the Native section (This can be easily sorted)

In the original holding objection she asked for clarification why the PEA report said Native and Non-native hedgerow, but we only mapped the Non-native section. This was because there was a small strip on the neighbouring land (though this will form the boundary eventually) that had been replanted and was native species, but we hadn't included it in the metric. In the overall nature of a length of hedgerow, the percentage of native species in with the Non-native laurel would still classify the full length as Non-native. However, due to this re-planted section occurring over 7m (which is just over the minimal length for a hedgerow in regards BNG) we eventually showed it as a native section in the plans

We therefore changed the PEA map and the metric to incorporate this small section - to demonstrate the location of the native section vs the original non-native hedgerows. This appears now to have caused more confusion rather than fix the issue as was the intention. All boundaries will be retained in the design

I therefore ask, does this clarification answer the question, or what can we do to provide further confidence is the location of these hedegrows?

In regards to Biodiveristy net gain, this project is for a residential garden, so we cannot provide any compensation on site. Whether the site is bounded by native hedgerow or non-native hedgerow, the unit deficit will still fall either below or around the minimum charge of the environment banks, which I understand to be around £2500.

Hopefully the note from Barry about the GCN survey, which I think got lost in translation as I was sending all my QGIS packs and reports, will answer the queries about the Wet ditch, which was completely dry when he visited during the Newt breeding and laying season

Hopefully this helps

Kind Regards, Paddy

P A Collins BSc (Hons)

Senior Ecologist

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