

From: Olivia Larter - Assistant Ecological Consultant <olivia.larter@essex.gov.uk>
Sent: 25 February 2026 11:19:32 UTC+00:00
To: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>; "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Cc: "Planning Ecology" <planning.ecology@leics.gov.uk>; "Place Services Ecology" <PlaceServicesEcology@essex.gov.uk>
Subject: RE: 25/00938/OUT: Rear of Manor House, Burbage
Categories: Yasmin

Hi Sullivan,

Thank you for your email. In response to the applicant comments:

*"BNG condition assessments – the condition assessments predict the best-case, post-development solution and we have then downgraded them in the BNG to remove scope for dispute. They are headed, “The Statutory Biodiversity Metric Condition Assessments, July 2025 was used to assess the condition of habitats on site **and forecast reasonable target conditions** for proposed mitigation habitats including mixed scrub, individual trees and other mixed, woodland habitats”.*

It is indicated that the above comments made by the applicant relate to the proposed habitats, which at application stage does not need to be finalised, however I have had a quick review of the proposed conditions, and I agree that these are generally reasonable and deliverable.

Our existing holding objection however relates to the baseline information for the site only and relates to a discrepancy between the baseline condition sheets included on Page 15 of the Pre-Planning Biodiversity Gain Plan document and the Statutory Biodiversity Metric – Calculation Tool. For example, the condition sheet scores the ‘bare ground’ habitat on site as being in moderate condition, whilst the metric records this as poor in the baseline tab (A-1 On-Site Habitat Baseline).

Below is the section of the report which I am referring to regarding the baseline condition assessments:

The following condition assessment criteria are based on the baseline survey of 31st July 2025.

Mixed Scrub

Name	Code	UKhabs Definition
Mixed Scrub	h3h	Dense scrub comprising a mixture of species without a single species dominant or stands with a dominant species not listed in h3a-h3k.

Condition Assessment Criteria	Description	Criterion passed (Yes or No)	Notes (such as justification)
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I hope this helps, let me know if you have any further questions,

Best regards,

Olivia Larter, BSc (Hons) MSc
 Assistant Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH
e: olivia.larter@essex.gov.uk
w: www.placeservices.co.uk



From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: 25 February 2026 09:50
To: Olivia Larter - Assistant Ecological Consultant <olivia.larter@essex.gov.uk>
Cc: Planning Ecology <planning.ecology@leics.gov.uk>; Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Subject: Re: 25/00938/OUT: Rear of Manor House, Burbage

CAUTION: This is an external email.

Good morning Olivia,

I hope you're well.

Please can I receive an update on the above application following my email on 09 February 2026?

Apologies if you have already responded and I have not received this, as I am aware that this has happened previously. If this is the case, please would be able to ring me and/or email a response to planningapplications@hinckley-bosworth.gov.uk?

Many thanks for your assistance,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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Borough Council**

The above comments are my informal officer views only and are made without prejudice to any decision the Local Planning Authority may make.

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: Monday, February 16, 2026 8:59 AM
To: Olivia Larter - Assistant Ecological Consultant <olivia.larter@essex.gov.uk>
Cc: Planning Ecology <planning.ecology@leics.gov.uk>; Place Services Ecology <placeservicesecology@essex.gov.uk>
Subject: Re: 25/00938/OUT: Rear of Manor House, Burbage

Good morning, Olivia,

I hope you're well.

I'm just touching base to confirm if you had further thoughts on the above application following the additional comments from the Applicant last week (please see below)? If you have any questions or queries, please let me know.

Many thanks for your assistance,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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The above comments are my informal officer views only and are made without prejudice to any decision the Local Planning Authority may make.

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: 09 February 2026 11:25 AM
To: Olivia Larter - Assistant Ecological Consultant <olivia.larter@essex.gov.uk>
Cc: Planning Ecology <planning.ecology@leics.gov.uk>; Place Services Ecology <placeservicesecology@essex.gov.uk>
Subject: Re: 25/00938/OUT: Rear of Manor House, Burbage

Hi Olivia,

I hope you've had a good weekend.

Thanks for your comments on 25/00938/OUT, that's really appreciated.

The Applicant has made the following comments in light of your response:

*"BNG condition assessments – the condition assessments predict the best-case, post-development solution and we have then downgraded them in the BNG to remove scope for dispute. They are headed, "The Statutory Biodiversity Metric Condition Assessments, July 2025 was used to assess the condition of habitats on site **and forecast reasonable target conditions** for proposed mitigation habitats including mixed scrub, individual trees and other mixed, woodland habitats".*

Please can you confirm if you have any further comments in light of these details?

Many thanks for your assistance,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: Monday, January 19, 2026 5:31 PM
To: Olivia Larter - Assistant Ecological Consultant <olivia.larter@essex.gov.uk>; Planning Ecology <planning.ecology@leics.gov.uk>
Cc: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Subject: RE: BNG Metric required for outstanding consultations - 25/00938/OUT, 25/00902/FUL

Hi Olivia,

Thanks for getting in touch and I hope you're well.

Sorry for the IT issues, I'm not sure what's happening there! Please find attached the BNG metrics for 25/00902/FUL and 25/00938/OUT. If you need anything else, then please let me know!

In light of the IT issues, please can you confirm if you have received or responded to my previous emails from 09 and 16 January re 24/01126/FUL at Land south of Charnwood Acres, Markfield Road, Ratby?

Many thanks again for your assistance,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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From: Olivia Larter - Assistant Ecological Consultant <olivia.larter@essex.gov.uk>
Sent: 19 January 2026 14:47
To: Planning Ecology <planning.ecology@leics.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>
Cc: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>; Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Subject: BNG Metric required for outstanding consultations - 25/00938/OUT, 25/00902/FUL

Hi Sullivan,

I am getting bounce back emails to say my emails to your email address were undelivered so I am resending this to the general planning emails and that way hopefully you will get this.

Please could you send me a copy of the BNG metric for outstanding consultations responses for applications **25/00938/OUT** (should be an updated metric following our previous comments) and **25/00902/FUL**.

Once I have these, I will get our comments to you as soon as possible.

Best regards,

Olivia Larter, BSc (Hons) MSc

Assistant Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

e: olivia.larter@essex.gov.uk

w: www.placeservices.co.uk



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