

Jane Steel

From: Emma Baumber2
Sent: 03 January 2025 09:47
To: Planning Folder New
Subject: FW: 24/00139 Lutterworth Road, Burbage

From: Vanessa Evans <
Sent: 06 December 2024 17:27
To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Jennifer Lucas <
Subject: 24/00139 Lutterworth Road, Burbage

Dear Emma
Thank you for your time this afternoon.

With regard to the BNG part of the phase 2 development, I am satisfied with the rationale for the approach towards the ecological baseline taken in the RammSanderson letter dated 12th November, given the time lapsed since the initial survey was undertaken in 2019 by Focus Environmental Consultants. This new baseline should inform the current planning application for phase 2. I am also satisfied with the information that has been put forward in this letter, regarding the habitat type and condition with respect to the definition of “modified grassland” against the criteria in UK Hab. I would therefore expect the difference between the pre- and post-development habitat value to use the RammSanderson new baseline.

However, I would recommend that the determining authority seeks clarification with respect to the separate, prior approved application being referred to as “surrounding development” in the letter. My concern is that if this current planning application is on the BNG area in relation to this new planning application, then the BNG in relation to the original application must be revised. The original agreed baseline (ie. that supplied by Focus Environmental Consultants) should continue to be applied for this separate planning application. New BNG information needs to be submitted for post-development habitat value, which addresses the BNG required at an alternative location. I would recommend that this is dealt with either before or at the same time as the current planning application if possible, or the BNG issues may not be addressed and will remain outstanding. This can be submitted on two separate metrics or combined (ie to show remaining BNG value on the area now being built out plus the new BNG location).

If you require further information, please do ask- I am around next week except for Friday.
Many thanks
Vanessa

Kind Regards,

Vanessa Evans

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