

From: andrew moore <andrewmoore@workmail.com>
Sent: 16 February 2026 11:34:15 UTC+00:00
To: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: Re: RE: 22/00965/FUL

Sullivan,

Please take this e mail as agreement of an EOT until friday May 1st 2026.

Thanks

Andrew

Sent: Monday, February 16, 2026 at 9:47 AM
From: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>
To: "andrew moore" <andrewmoore@workmail.com>
Subject: Re: RE: 22/00965/FUL

Hi Andrew,

Thanks for the update, please can we agree to an extension of time until Friday 1 May 2026? Please note that I am on annual leave from 02 March to 16 March 2026.

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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

Web: www.hinckley-bosworth.gov.uk

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From: andrew moore <andrewmoore@workmail.com>
Sent: 16 February 2026 9:45 AM
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: Re: RE: 22/00965/FUL

Morning Sullivan,

Thanks for the E Mail my clients want to proceed with the application in its current form, we are currently waiting for the PEA, when we have got this we shall get the UU sorted.

Thanks again

Andrew

Sent: Monday, February 16, 2026 at 9:02 AM
From: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>
To: "andrew moore" <andrewmoore@workmail.com>
Subject: Re: RE: 22/00965/FUL

Good morning, Andrew,

I hope you've had a good weekend!

In light of our conversation on 04 February 2026, would you please be able to provide an update on your application 200A High Street, Earl Shilton (25/01099/FUL) and whether the Applicant still wishes to proceed with their application at this time?

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

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

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From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Sent: 04 February 2026 2:55 PM

To: andrew moore <andrewmoore@workmail.com>

Subject: Re: RE: 22/00965/FUL

Hi Andrew,

I'm afraid at this stage, the Council would not be able to refund the Applicant for this application should they choose to withdraw it. Please let me know how the Applicants would like to proceed.

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

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From: andrew moore <andrewmoore@workmail.com>

Sent: Wednesday, February 04, 2026 2:49 PM

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: Re: RE: 22/00965/FUL

Sullivan,

Just one last quick question because I know they are going to ask me, if we were to withdraw this application at the current stage would the council refund the fee?

Thanks for all your help.

Andrew

Sent: Wednesday, February 04, 2026 at 2:45 PM

From: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>

To: "andrew moore" <andrewmoore@workmail.com>

Subject: Re: RE: 22/00965/FUL

No problem at all! The consultation suggested these measures would be implemented 'in the New Year' so I will be more than happy to discuss these changes further with you should you have any questions or queries when they're published in December!

Kind regards,

Sullevan

Sullevan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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

Web: www.hinckley-bosworth.gov.uk

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From: andrew moore <andrewmoore@workmail.com>

Sent: Wednesday, February 04, 2026 2:41 PM

To: Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>

Subject: Re: RE: 22/00965/FUL

Hi Sullevan,

Many thanks for clearing that up for me, who knows when it will be introduced!

Andrew

Sent: Wednesday, February 04, 2026 at 2:38 PM

From: "Sullevan Archer" <Sullevan.Archer@hinckley-bosworth.gov.uk>

To: "andrew moore" <andrewmoore@workmail.com>

Subject: Re: RE: 22/00965/FUL

Hi Andrew,

The latest NPPF consultations suggest that the Government has intentions to create new BNG easements and exemptions, but to my knowledge these have not been announced yet, nor has a date for which they may come into place. Whilst this might be useful for future applicants should these measures come into effect, I'm afraid that these potential exemptions would not be applicable to your current application at this time.

The requirement for a Preliminary Ecological Appraisal would also be a separate requirement to statutory biodiversity net gain, as the the protection of protected species is a statutory requirement in accordance with Paragraphs 98

and 99 of the ODPM Circular 06/2005 (Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System.)

I hope this helps, and kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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From: andrew moore <andrewmoore@workmail.com>

Sent: Wednesday, February 04, 2026 2:24 PM

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: Re: RE: 22/00965/FUL

Good Afternoon Sullivan,

I have just been told that going into 2026 new build sites below 0.2 Hectares are exempt from the 10% BNG requirement, I have worked out the area of the site on this application and it is 300 sq m which is 0.03 Hectares.

I presume this means we could apply for a normal full planning application instead of the self build without attracting the BNG, do you think ecology will still need the PEA?

If you agree this is the case can we alter this application from self build to a full application as this will give my clients more flexibility with the site going forwards.

Let me know what you think.

Thanks

Andrew

Sent: Wednesday, February 04, 2026 at 9:33 AM
From: "Sullivan Archer" <Sullivan.Archer@hinckley-bosworth.gov.uk>
To: "andrew moore" <andrewmoore@workmail.com>
Subject: Re: RE: 22/00965/FUL

Good morning, Andrew,

Thanks for the update, that's really appreciated.

I can confirm that subject to the UU, the PEA, and the revised parking plan, my informal recommendation will be for approval. Please note that this is my informal recommendation and may not represent the final decision of the Local Planning Authority.

Please can we agree to an extension of time until 25 April 2026 for these matters to be addressed? Please note that I am on annual leave for the first two weeks of March.

Many thanks for your assistance, and kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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From: andrew moore <andrewmoore@workmail.com>
Sent: Thursday, January 29, 2026 10:57 AM
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: Re: RE: 22/00965/FUL

Morning Sullivan,

Just a quick message to give you an update on the above application.

We have commissioned the Preliminary Ecological Appraisal and the UU.

I assume that the planning will be passed once we have the necessary paperwork as its an application for a lapsed planning permission.As you can imagine its not worth the outlay for my client if thats not the case.

Thanks

Andrew Moore

Sent: Friday, January 16, 2026 at 11:32 AM
From: "Sullevan Archer" <Sullevan.Archer@hinckley-bosworth.gov.uk>
To: "andrew moore" <andrewmoore@workmail.com>
Subject: RE: 22/00965/FUL

Good morning, Andrew,

Happy New Year to you too! I hope you had a good Christmas break.

I can confirm that we will require a Unilateral Undertaking to secure the development as a self-build and custom house-build development. When producing your Unilateral Undertaking, my informal recommendation would be to refer to the Unilateral Undertaking that was submitted to support the land at Upper Grange Farm, 1A Ratby Lane, Markfield as part of application 24/01155/FUL ([linked](#)).

As an update on your application, please note the latest response from the Ecology Department, who currently have a holding objection to the proposal subject to the provision of a Preliminary Ecological Appraisal ([linked](#)).

Please can I also receive a revised Block Plan that demonstrates off-street vehicle parking spaces with a depth of 5.5m rather than 5m?

Many thanks for your assistance, and kind regards,

Sullevan Archer

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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

Web: www.hinckley-bosworth.gov.uk

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From: andrew moore <andrewmoore@workmail.com>

Sent: 08 January 2026 09:46

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: 22/00965/FUL

Morning Sullivan,

Happy new year, lets hope its a good one!

You are the officer for an application I submitted at 200A High St, Earl Shilton which is an identical re submission of a previously approved application.

It is a self build application so we need to do the UU before you can sign it off, do you start the ball rolling?

Let me know the first steps.

Thanks

Andrew

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