

Jane Steel

From: Alex Jelley
Sent: 09 December 2024 08:44
To: Planning Folder New
Subject: FW: 24/00914/OUT - Ecology details
Attachments: 10783 Bat Report & Figs.pdf

From: Sarah MacPherson
Sent: 06 December 2024 17:00
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT - Ecology details

Hi Louise,

Please find attached the bat survey which has been awaited. I would be grateful if you could upload it and send to your ecology colleagues.

In their consultation response they have also sought a HMMP prior to determination of the application. We are of the view that this is more appropriate to be a matter dealt with by condition, given that the application is in outline only and provision of a HMMP at this stage would likely be abortive given the scale of changes which might be required once we reach detailed design. As the consulting ecologist seems to have accepted the proposed habitats and target conditions, details of which are largely provided within the BNG report, we would suggest that we could address the comments on nutrient reduction/ grassland creation in a short technical note/ letter response. Please could you advise if this would be acceptable?

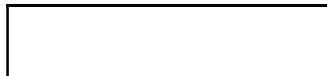
Secondly, regarding the river survey, hopefully the Ecological Appraisal makes it clear that the site boundary does not lie within 10m of the pLWS watercourse/riparian zone. As such, a River Condition Assessment (RCA) survey should not be required (mandatory net gain requirements cannot be imposed on habitats outside of the redline).

If you could clarify those matters with the ecologist that would be great. As noted above, we can provide a further note in respect of the nutrient reduction/grassland creation but would prefer not to do a HMMP prior to determination if that can be agreed as a condition.

Best wishes,

Sarah

Sarah MacPherson
Senior Planner



Marrons

Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ
DX10004 Nottingham 1



I'm empowered to work in ways that best suit the needs of our clients, colleagues and life, be that email, phone, video or in-person - which means I may work outside of traditional business hours. I do not expect that you will read, respond to, or action this email outside of your usual working pattern.

As a sustainable business, we try to minimise paper use so please use email where possible - although signed original documents should be returned as instructed.



FRAUD PREVENTION

Please do not reply to or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: Tuesday, November 26, 2024 11:06 AM

To: Sarah MacPherson

Subject: FW: 24/00914/OUT - Ecology details

This Message originated outside your organization.

Hi Sarah,

Please could you advise on this asap? See below email.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: Kirsten Hunter
Sent: 25 November 2024 17:27
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT - Badger details

Hi Alex,

Thanks for sending these documents and I apologise for the delay in getting back to you. I notice that there is still outstanding bat survey data which I assume will form an addendum to the current survey results. Do you know if this bat report update is imminent as it would be best to tackle reviews of all the outstanding ecological reports as a reconsult rather than individually.

Thanks
Best wishes
Kirsten

Dr Kirsten L Hunter ACIEEM
Senior Ecologist

**For and on behalf of
Red Kite Network Limited**

t 01952 582111
e kirsten@redkitenetwork.co.uk
www.redkitenetwork.co.uk

Red Kite Network Limited
The Old Church, Park Avenue,
Madeley, Telford TF7 5AB

Company Registration: 8169295

red kite

Landscape Architect
Ecology | Greenspace



From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 06 November 2024 09:19
To: Kirsten Hunter
Subject: 24/00914/OUT - Badger details
Importance: High

Hi Kirsten,

Apologies, you may also want sight of this Badger report for the above application – it is not public on the system for confidentiality reasons so I have attached a copy for you to view for this application.

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.
You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.
The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141
This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.
You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

Marrons is a business name of Shakespeare Martineau LLP. Shakespeare Martineau LLP is a limited liability partnership registered in England and Wales with number OC319029, is authorised and regulated by the Solicitors Regulation Authority with number 442480, with its registered office at No.1 Colmore Square, Birmingham, United Kingdom B4 6AA. Shakespeare Martineau LLP is a subsidiary of Ampa Holdings LLP (registered number OC435936).

Any reference to 'partner' in relation to Shakespeare Martineau LLP is a reference to a member of Ampa Holdings LLP or to an employee or consultant of Shakespeare Martineau LLP with equivalent standing and qualifications who is authorised by Shakespeare Martineau LLP to execute and to bind that entity accordingly. The members of Shakespeare Martineau LLP are Ampa Holdings LLP, Mark Beesley, Lesley Davis, Fiona Dodd, Verity Kirby, Suzanne Leggott, Dean Orgill, Grant Parker, Jonathan Porter, Alex Smith, Hannah Tait and Victoria Tester. Service of documents by fax or email is not accepted.
You should carry out your own virus check before opening any attachment. We accept no liability for any loss or damage, which may be caused by software viruses or interception or interruption of this email.

Please be aware of cyber crime. We will not be liable if you transfer money to an incorrect bank account. We will not accept, or provide, bank details sent by email alone. Always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

For information on how we process your personal data, please refer to our Privacy Notice.

This email is CONFIDENTIAL (and may also be privileged or otherwise protected from disclosure) and is intended solely for the person(s) to whom it is addressed. If you have received it in error please notify the sender immediately and delete the original message from your system. You must not retain, copy or disseminate it.

Please consider the environment before printing this email.