
From: Matthew Flower <info@structuralinnovationdesign.co.uk>
Sent: 03 July 2025 13:04
To: Matt Jedruch
Subject: Re: 25/00188/OUT - 14A Heath Lane, Earl Shilton
Attachments: 20250702_085119.jpg

Follow Up Flag: Follow up
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Hi Matt,

Sorry for the delay in replying.

Yes we will be getting a preliminary roost survey, I have only just received quotes back but will be looking to get the applicant to initiate it as soon as possible.

Also attached is a picture of that corner between the garages.

Thanks & regards
Matt Flower

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 03 July 2025 09:19
To: Matthew Flower <info@structuralinnovationdesign.co.uk>
Subject: RE: 25/00188/OUT - 14A Heath Lane, Earl Shilton

Hi Matthew,

Please can you confirm whether you are proceeding with the preliminary roost assessment?

Many thanks

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Matt Jedruch

Sent: 25 June 2025 16:44

To: 'Matthew Flower' <info@structuralinnovationdesign.co.uk>

Subject: RE: 25/00188/OUT - 14A Heath Lane, Earl Shilton

Hi Matthew,

The Ecologist has requested photographic evidence of the site to justify the de minimis exemption as described as part of the proposal. If this cannot be provided I would be happy to take photos of the land as part of my site visit.

Regarding the preliminary roost assessment – by law protected species surveys must be submitted and approved prior to determination regardless of whether it is an outline application or not.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

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From: Matthew Flower <info@structuralinnovationdesign.co.uk>

Sent: 25 June 2025 12:06

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: Re: 25/00188/OUT - 14A Heath Lane, Earl Shilton

Hi Matt,

I have just been to the site this morning to check the vegetation in the North West corner, and the dimensions of the corner are 4.9m x 4.9m (24m²) where the ends of the garages both finish. The ground under neath is solid and the vegetation is what has over grown.

With respect to rooster assessments, we had not initiated one at this time as we are just seeking outline planning permission and works may not start until the 2nd or 3rd year of the approval time frame.

Thanks & regards

Matt Flower

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 23 June 2025 12:54

To: Matthew Flower <info@structuralinnovationdesign.co.uk>

Subject: 25/00188/OUT - 14A Heath Lane, Earl Shilton

Hi Matthew

Re. Outline planning permission to demolish existing disused garages and ground floor building and to erect two detached dwellings

I write as case officer for the above application. The consultation period has now expired and most consultees have responded. LCC Ecology have requested the additional information as follows and have a holding objection (attached) until it is supplied and agreed upon:

- Photos showing vegetation in northwest corner of the site, confirming whether the BNG exemption applies or not.
- Preliminary Roost Assessment of building

The principle of development is acceptable and I will have a discussion with my team leader regarding the other matters for consideration later this week. I would be grateful if you could confirm that the ecology matters are being addressed so that we can proceed positively with the application. The determination date is 17/07/2025, however we will need to agree an extension of time in due course to address the ecology matters and re-consult LCC Ecology.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

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