

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 04 August 2025 10:36:08 UTC+01:00
To: "Planning Folder New" <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: FW: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton
Leicestershire CV13 0BB - Archaeology
Attachments: BNG Report - July 2025.pdf,
Cadeby_Statutory_Biodiversity_Metric_Condition_Assessments-V2.xlsx,
Cadeby_Statutory_Biodiversity_Metric_V2.xlsm, PEA Report - July 2025.pdf
Categories: Yasmin

Morning,

Please can you index the attached docs and re-consult LCC Ecology for 14 days?

Thank you

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

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From: Joel Jessup <joel@heatonplanning.co.uk>

Sent: 04 August 2025 09:42

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

Subject: RE: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Good Morning Matt,

Please find attached updated ecological documents which have been updated upon review of comments received from LCC Ecology and following site surveys which have enabled the production of a better-informed assessment of the site's ecological baseline. The updated documents comprise:

- Preliminary Ecological Assessment;
- Biodiversity Metric Condition Assessment;
- Biodiversity Net Gain Report; and
- Biodiversity Metric.

The documents are informed by a breeding bird survey and seasonal botanical survey which informed the re-calculated and re-assessed baseline.

Aside from ecology, I am catching up with our heritage consultant this week to discuss field evaluation. I believe they have already tried to liaise with somebody that can undertake the work but have struggled so far as it is their busiest time of year as crops come off.

More generally, what are your thoughts on the wider application? Do you have any concerns, other than the ecology and archaeological potential of the eastern field as outlined by consultees?

Happy to discuss any aspect of the application.

Thanks,

Joel Jessup

01332 949 656

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Planning Environment Design

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

Sent: 01 August 2025 15:05

To: Joel Jessup <joel@heatonplanning.co.uk>

Subject: RE: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Hi Joel,

Thank you for the update – I will await the ecological information and re-consult once received.

I have attached the response from LCC Archaeology, received yesterday. In summary, they have requested that in the first instance a geophysical survey is undertaken, following which an assessment can be made as to whether further pre-determination works are required.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

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From: Joel Jessup <joel@heatonplanning.co.uk>

Sent: 01 August 2025 14:40

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

Subject: RE: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Good Afternoon Matt,

Quick update for you – we are finalising the ecology documents for the above application which I hope to be able to submit early next week. There will be an updated PEA based upon the breeding bird and botanical surveys undertaken this summer, as well as an updated BNG Report, Metric, and Condition Assessments also based upon the updated baseline information.

I'll be in touch again next week. I don't suppose you've had a response from LCC's Heritage Team since you re-consulted them?

Thanks,

Joel Jessup

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H e a t o n s
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From: Joel Jessup

Sent: 29 July 2025 09:36

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

Subject: RE: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Hi Matt,

Thanks. Please proceed with Anthony Collins. Will they be invoicing Heatons directly?

Thanks,
Joel

Joel Jessup

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H e a t o n s
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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 25 July 2025 14:56

To: Joel Jessup <joel@heatonplanning.co.uk>

Subject: RE: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Hi Joel,

I have shared your comments with the Archaeology team and await their response.

In the meantime, please see the list of fee quotes received below for the outsourced HBBC legal representative to be covered by the applicant:

DWF: £1,500 +VAT
Anthony Collins: £1,000 +VAT
Freeths: £2,500 +VAT

There would also be a completion fee of £75 payable to HBBC.

Please could you confirm who you wish to act on behalf of HBBC?

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

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Mob: 07721857007

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From: Joel Jessup <joel@heatonplanning.co.uk>

Sent: 21 July 2025 13:42

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

Cc: Paul Hamill (FP McCann) <phamill@fpmccann.co.uk>

Subject: RE: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Hi Matt,

Not sure if you intend to share my thoughts below with the Heritage Team at LCC?

It would be useful to know your thoughts regarding the potential requirement for archaeological investigation pre-determination vs the possibility of securing archaeological investigation pursuant to condition as agreed at the nearby solar facility.

Happy to discuss.
Thanks,

Joel Jessup

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H e a t o n s
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From: Joel Jessup
Sent: 17 July 2025 10:41
To: Matt Jedruch <matt.jedruch@hinckley-bosworth.gov.uk>
Cc: Paul Hamill (FP McCann) <phamill@fpmccann.co.uk>
Subject: 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB - Archaeology

Hi Matt,

I've noticed the attached uploaded onto the HBBC Portal from William Kelly. Whilst it is expected that some site investigation would be required prior to the commencement of development, I am surprised that it is requested that geophysics and trial trenching be carried out prior to determination of the application.

I note that the Applicant's recent previous applications at Cadeby did not require trial trenching and according to the HBBC Portal did not appear to receive any response from the Historic Environment team at LCC at all. Perhaps due to the fact that most of the ground had been previously worked/disturbed by mineral operations. Although the same can be said of this application!

Perhaps a more reasonable comparison could be made with the solar farm to the north of the site, which was subject to the following conditions (Conditions 14 and 15 of permission 14/00660/FUL):

No development shall take place/commence until a programme of archaeological work, commencing with an initial phase of trial trenching has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:-

- a. The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
- b. The programme for post-investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 14 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Would you agree that the wording of the above seems like a reasonable approach, given that it would provide assurance that the proposed development will not be commenced and occupied until a WSI has been produced and approved, and appropriate field evaluation has been carried out and the results of the evaluation shared.

I am happy to liaise with the Historic Environment Team via our heritage consultant who produced the recent Archaeological Assessment (dated June 2025), in order to ensure that proportionate evaluation is carried out prior to breaking ground. However, I'm sure you will appreciate that the trenching can only be undertaken at considerable cost and I would advise the Applicant to resist undertaking significant and expensive field evaluation until we have greater certainty that the application is likely to be permitted.

Happy to discuss the attached and above whenever is convenient.

Joel Jessup

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