

From: Jonathan Mott <jonm@barberry.co.uk>
Sent: 09 June 2026 13:22:56 UTC+01:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>;
"michael.sullivan4@aecom.com" <michael.sullivan4@aecom.com>
Cc: "Holly Smith" <holly.smith@envanceuk.com>; "Sam Silcocks"
<sam.silcocks@harrislamb.com>; "Chris Brown" <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: 25/00523/FUL - Wiggs Farm, Nailstone
Attachments: 1906-L-D-PL-202-V2.pdf, 1906-L-D-PL-203-V1.pdf

Matt

Thanks for your time this morning. I've subsequently caught up with Holly and the landscaping team.

My brief explanation this morning was that, whilst we submitted the application based on the "planning" red line, the "block" of land to the South of the site won't be part of the "construction" red line. Having reviewed it, the complexities around executing BNG on a stand-alone parcel of land of that size means it wasn't viable or practical to include it in the scheme. As a result, I felt it sensible to make the associated adjustments now to account for the removal of the "block" from the calculations.

The "block" has been measured and is 849m² (0.849 hectares) and the revised total site area is noted as 14.47ha (the annotation of 14,4729 is actually m²) – see the extract below.

- Removal of 726m² proposed woodland planting
- Removal of 122m² proposed EM3 grassland verge
- Total new site area of 14,4729ha



Summary of our discussion and agreement is:

- BNG – the Metric/Matrix is to be based on the attached and issued out to you so you can forward on to the Ecology team to remove their objection. Holly believes she has already done this exercise in her exchanges with your colleagues (Caroline Roffey) dealing with the BNG offsetting and so the document should be readily available. Nevertheless, she has agreed to double check it and reissue to you for onward transmission. I assume we should also forward on the landscapers drawings at the same time – see attached?
- National Forest – it was agreed we'd set out the revised National Forest (NF) number so they can be adjusted in the s.106 as necessary. The landscapers have advised we can't get any more suitable NF planting on the site and so the "on site" NF planting will be reduced to 0.37ha (rounded) – the equation being:
 - 0.44ha (the original figure)
 - 0.073ha (the reduction in NF planting that was in the "block")
 - 0.37ha (revised "on site" NF planting)

Therefore, the revised NF calculation based on 30% per hectare will be:

- $14.47\text{ha} \times 30\% = 4.34\text{ha}$
- $4.34\text{ha} - 0.37\text{ha} = 3.97\text{ha}$
- $3.97\text{ha} \times £35,000 = £138,950$
- $£138,950 - £138,250$ (s.106 figure) = £700 additional contribution.

We will get the matrix to you by Thursday as agreed. Let me know if you need any more detail on the National Forest planting so you can agree it with them

Thanks

Jon

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 08 June 2026 16:56
To: Jonathan Mott <jonm@barberry.co.uk>; michael.sullivan4@aecom.com
Cc: Holly Smith <holly.smith@envanceuk.com>; Sam Silcocks <sam.silcocks@harrislamb.com>; Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: 25/00523/FUL - Wiggs Farm, Nailstone

Hi Jonathan,

Yes, I am available tomorrow at 11am if that suits you?

The latest from our lawyers is that the Landowner has approved the draft, and that we are now down to formatting amendments. I have chased again today and will update you as soon as I hear back (hopefully before we meet tomorrow).

Kind regards,

Matt

Matt Jedruch (He/Him)

Team Leader

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From: Jonathan Mott <jonm@barberry.co.uk>
Sent: 08 June 2026 09:21
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; michael.sullivan4@aecom.com

Cc: Holly Smith <holly.smith@envanceuk.com>; Sam Silcocks <sam.silcocks@harrislamb.com>;
Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>
Subject: RE: 25/00523/FUL - Wiggs Farm, Nailstone

Matt

Please can we have a Teams meeting on this so we can understand each other? Do you have availability tomorrow morning?

Can you also update me on progress with your lawyers with the wording of the s.106

Thanks

Jon

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 29 May 2026 13:14
To: Jonathan Mott <jonm@barberry.co.uk>; michael.sullivan4@aecom.com
Cc: Holly Smith <holly.smith@envanceuk.com>; Sam Silcocks <sam.silcocks@harrislamb.com>
Subject: RE: 25/00523/FUL - Wiggs Farm, Nailstone

Hi Jon

Yes this objection relates to the s106.

Thanks,

Matt

Matt Jedruch (He/Him)

Team Leader

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From: Jonathan Mott <jonm@barberry.co.uk>
Sent: 28 May 2026 11:28
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; michael.sullivan4@aecom.com
Cc: Holly Smith <holly.smith@envanceuk.com>; Sam Silcocks <sam.silcocks@harrislamb.com>
Subject: RE: 25/00523/FUL - Wiggs Farm, Nailstone

Matt

Further to this note, does this relate to the plan I issued to you regarding the s.106? If so, yes, we are planning not to construct within the totality of the redline we issued for planning.

I'm losing track on where we are with this and the s.106. Does this objection relate to the s.106?

Thanks

Jon

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 21 April 2026 10:25
To: Jonathan Mott <jonm@barberry.co.uk>; michael.sullivan4@aecom.com
Subject: FW: 25/00523/FUL - Wiggs Farm, Nailstone

Hi both,

As discussed, please see the latest response (holding objection) from Leicestershire County Council Ecology attached.

Thanks,

Matt

Matt Jedruch (He/Him)

Team Leader

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From: Matt Jedruch
Sent: 21 April 2026 09:37
To: Holly Smith <holly.smith@envanceuk.com>
Cc: Sam Silcocks <sam.silcocks@harrislamb.com>
Subject: 25/00523/FUL - Wiggs Farm, Nailstone

Hi Holly

Please see the attached response from LCC Ecology with a holding objection due to the change in baseline values being changed. I assume that this is a relatively straightforward fix?

Thanks,

Matt

Matt Jedruch (He/Him)

Team Leader

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