
From: Joel Jessup <joel@heatonplanning.co.uk>
Sent: 14 December 2023 16:45
To: Lesley Keal
Cc: Paul Hamill (FP McCann); Amy Tose; Sarah Postlethwaite
Subject: RE: 23/00866SISCON - site visit with Heatons ecologist

Hi Lesley,

To keep you updated, Sarah, Paul and I met via Teams this morning to discuss the Landscape Management Plan for Cadeby. It's understood that the details provided within the submitted Landscape Management Plan cannot easily be delivered and therefore our intention is to submit a revised LMP for your review. The revised document will better reflect what is deliverable on-site given its physical condition. The revised LMP will also be modified to reflect recommendations made by Sarah for the northern biodiversity enhancement area.

Given the time of year, we won't be able to submit the revised LMP to HBBC before Christmas. However, I expect that we'll be in a position to submit by the end of January at the latest, preferably before.

Please don't hesitate to get in touch if you have any queries.

Thanks,
Joel

Joel Jessup

01332 949 660
07871737078
The Arc, 6 Mallard Way, Pride Park, Derby, DE24 8GX

H e a t o n s
Planning Environment Design

From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: Monday, December 11, 2023 2:50 PM
To: Joel Jessup <joel@heatonplanning.co.uk>; Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>; Paul Hamill (FP McCann) <PHamill@fpmccann.co.uk>
Cc: Amy Tose <amy@heatonplanning.co.uk>
Subject: RE: 23/00866SISCON - site visit with Heatons ecologist

Good Afternoon

Apologies I am on leave Thursday/ Friday , but don't necessarily need to be in the meeting as we fully support Sarah in what is best for the site to satisfy the planning conditions accordingly.

If the conclusion was that the relevant ecology condition cannot be discharged then a Section 73 Application would be required or re-do the BNG metric and show suitable improvements to the satisfaction of LCC Ecology and if the amendments be so minor that they may be covered off by a non-material amendment instead

Please let me know the outcome of the meeting if it goes ahead on Thursday.

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10
0FR

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

Sent: Monday, December 11, 2023 11:54 AM

To: Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>; Paul Hamill (FP McCann) <PHamill@fpmccann.co.uk>;

Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Cc: Amy Tose <amy@heatonplanning.co.uk>

Subject: RE: 23/00866SISCON - site visit with Heatons ecologist

Hi All,

Is everyone available for a call on Thursday morning? Say 9.30?

I think that would help provide some context for why the periphery of the site is in the condition it is in.

Thanks,

Joel

Joel Jessup

01332 949 660

07871737078

The Arc, 6 Mallard Way, Pride Park, Derby, DE24 8GX

Heatons
Planning Environment Design

From: Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>

Sent: Thursday, December 7, 2023 5:25 PM

To: Paul Hamill (FP McCann) <PHamill@fpmccann.co.uk>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Cc: Amy Tose <amy@heatonplanning.co.uk>; Joel Jessup <joel@heatonplanning.co.uk>

Subject: RE: 23/00866SISCON - site visit with Heatons ecologist

Hi Paul

The map is useful, although I cannot open the other document.

My main concern with the woodland area is that no further encroachment into it takes place. Not sure what the point of bulldozing the existing trees in the area meant for retention is, as it will just increase your costs in replacing them.

I am free for a meeting next Thursday and Friday.

Regards,
Sarah

From: Paul Hamill (FP McCann) <PHamill@fpmccann.co.uk>

Sent: 07 December 2023 16:56

To: Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>; Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Cc: Amy Tose <amy@heatonplanning.co.uk>; joel@heatonplanning.co.uk

Subject: RE: 23/00866SISCON - site visit with Heatons ecologist

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Thanks Sarah,

Amy has brought me up to date following your visit last week. I am sorry that I wasn't able to attend but I will certainly make the trip over for your next visit.

I am mindful that Amy is off on leave for the next couple of weeks I am keen progress this issue while she is away. To assist discussions I have taken the proposed planting plan and georeferenced it on to a recent aerial image of the site, please see attached.

Admittedly we have encroached into the existing reed bed by a distance of 9-10m and we will ensure that the excess material is removed from this area. For the remainder of the proposed amenity grassland area, I think this can be easily rectified after the yard surface is completed. I note your comments in relation to the material which currently exists on site but it was always our intention to re-cover these areas with suitable topsoil to allow for grass seeding in due course.

I am off on leave myself for a few days now but I would be happy to set up a quick Teams meeting towards the end of next week? Please let me know your availability and I can circulate an invitation when I return.

Best regards,

Paul Hamill MRTPI

Estates Manager



+44(0)28 6772 1286 tel

+44(0)28 6772 4013 dd

+44(0)73 4179 0988 mob

phamill@fpmccann.co.uk email

www.fpmccann.co.uk web

105 Nutfield Road, Slush Hill, Lisnaskea, BT92 0HP



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From: Sarah Postlethwaite <Sarah.Postlethwaite@leics.gov.uk>

Sent: Thursday, December 7, 2023 3:59 PM

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Cc: Amy Tose <amy@heatonplanning.co.uk>; Paul Hamill (FP McCann) <PHamill@fpmccann.co.uk>
Subject: 23/00866SISCON - site visit with Heatons ecologist

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Hi Lesley

I made a return visit to the site last Friday with Heatons ecologist Amy Tose, we were joined by Will Brown (site manager).

We discussed the changes that could be made to the northern 'biodiversity enhancement area', which we decided should include an artificial sand martin nest bank, to compensate for the loss of nesting sites within the former quarry and sand stockpiles.

We looked at the area to the east of the factory, where the area of reedbed and woodland are shown as being retained and enhanced with supplementary planting. You can see from the attached photos that these areas continue to be lost and raised with new soil/rubble. A large area of reed bed has been lost to this raising of ground levels. This habitat loss, and loss of areas proposed for new planting, mean the submitted BNG metric is invalid, and will need to be re-calculated.

Any proposed new planting will be very difficult to achieve on these areas of soil which contain a lot of debris and rubble.

The changes to the proposed habitat creation within the northern biodiversity area are unlikely to be enough to make up the shortfall in habitat units.

Before Heatons go to the effort of updating the metric, and KEDD update the LMP document, it would be useful to know to what extent H&B consider these works to be acceptable. If they decide that these areas should be re-instated, this would need to be done before the documents are revised and the Condition discharged.

Regards,
Sarah

Sarah Postlethwaite MCIEEM
Senior Planning Ecologist
Leicestershire County Council
County Hall
Leicester
LE3 8RA

07563 375772
sarah.postlethwaite@leics.gov.uk

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