
From: Nikki Morton <nmorton@morph-ecological.co.uk>
Sent: 26 March 2024 13:05
To: Matt Jedruch
Cc: Sarah Postlethwaite; Jennifer Lucas
Subject: APP/K2420/W/24/3337087 - Kyngs Golf and Country Club, Market Bosworth

Good afternoon Matt,

Sarah and Dean are both away at the moment so I've taken a look at the PEA produced by Arbtech January 2024. The report recommends further survey work in the form of a desk study and great crested newt eDNA assessments. Therefore these should be carried out prior to determination.

Should the applicant wish to go down a district level licencing route, as further surveys would not be required for this approach, further information on the scheme can be found here <https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes-for-developers>. An enquiry to Natural England will need to be made. To ensure compliance with this scheme, the applicant needs to submit a copy of their Impact Assessment and Conservation Payment Certificate (IACPC), which has been countersigned by Natural England, to the LPA prior to determination. Alternatively the further surveys will be required.

In either instance the desk study information will still need to be added within the report so the consultant can finalise their evaluations.

Kind regards,

Nikki Morton MSci MCIEEM
Director
Morph Ecological Consultants

On behalf of Leicestershire County Council (Ecology Team)

Email: nmorton@morph-ecological.co.uk

*Morph Ecological Consultants Limited. Registered in England and Wales, no 12595396.
Registered offices: 380 Nottingham Road, Newthorpe, Nottinghamshire, NG16 2ED.*

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: Tuesday, March 26, 2024 11:42 AM
To: Planning Ecology <Planning.Ecology@leics.gov.uk>
Subject: FW: APP/K2420/W/24/3337087 - Kyngs Golf and Country Club, Market Bosworth
Importance: High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

I have emailed both Sarah and Dean regarding the above appeal as they have previously worked on this case.

Our deadline for appeal statements is April 5th, therefore I wondered whether anybody else would have capacity to provide comments in Sarah and Dean's absence?

We only received the PEA today hence the rush to get this resolved, however I will be highlighting this to PINS in an attempt to get an extension of time for comments.

If you have any questions, please ask.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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

Web: www.hinckley-bosworth.gov.uk

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

**Hinckley & Bosworth
Borough Council**

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

From: Matt Jedruch

Sent: Tuesday, March 26, 2024 11:15 AM

To: Dean Lefeuvre <dean@redkitenetwork.co.uk>

Subject: FW: APP/K2420/W/24/3337087 - Kyns Golf and Country Club, Market Bosworth

Importance: High

Hi Dean,

I hope all is well. HBBC refused 23/00508/FUL with one of the three reasons for refusal relating to a lack of information regarding protected species, thus conflicting with SADMP Policy DM6.

This is now at appeal and the appellant has submitted the attached PEA to attempt to address the reason for refusal.

Our statement of case is due by 5th April. Please can you confirm whether you would be able to comment on this by then? If not I would be happy to request an extension of time from PINS.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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

Web: www.hinckley-bosworth.gov.uk

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

**Hinckley & Bosworth
Borough Council**

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

From: Matthew Roe <Matthew.Roe@marrons.co.uk>

Sent: Tuesday, March 26, 2024 10:56 AM

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

Cc: ve.rt@planninginspectorate.gov.uk

Subject: RE: APP/K2420/W/24/3337087 - Kyngs Golf and Country Club, Market Bosworth

Hi Matt,

Please find attached as required.

Kind regards

Matthew Roe MRTPI

Senior Planner

D 0116 281 6924

M 07976 440 172

E matthew.roe@marrons.co.uk



Marrons

1st Floor, One Colton Square, Leicester, LE1 1QH

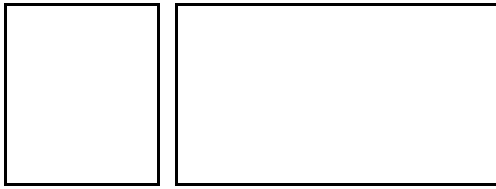


☐ **WE'VE MOVED** - our new Leicester office hub address is: **1st Floor, One Colton Square, Leicester, LE1 1QH**

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

Sent: 25 March 2024 17:22

To: Matthew Roe <Matthew.Roe@marrons.co.uk>

Cc: ve.rt@planninginspectorate.gov.uk

Subject: APP/K2420/W/24/3337087 - Kyngs Golf and Country Club, Market Bosworth

This Message originated outside your organization.

Hi Matthew,

Regarding the above appeal, the LPA have not been provided with the Preliminary Ecological Appraisal (prepared by Arbtech) as referenced in the Appendices and Appellant's Statement of Case. Please can you send it to me as soon as possible so that we can consult LCC Ecology?

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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

Web: www.hinckley-bosworth.gov.uk

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

**Hinckley & Bosworth
Borough Council**

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

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 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 an employee or consultant of Shakespeare Martineau LLP with equivalent standing and qualifications and are authorised by Shakespeare Martineau LLP to execute and to bind that entity accordingly. The members of Shakespeare Martineau LLP are Ampa Holdings LLP, Lesley Davis, Suzanne Leggott, Kavita Patel, Keith Spedding, Hannah Tait, Sarah Walker-Smith and Andrew Whitehead. Service of documents by fax or email is not accepted.

You should carry out your own virus check before opening any attachment. Shakespeare Martineau LLP accepts 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. Shakespeare Martineau LLP will not be liable if you transfer money to an incorrect bank account. We will not accept, or provide, bank details sent by e-mail alone. 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 person you are dealing with 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.

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. We do not accept any liability for any loss or damage caused as a result of computer viruses and it is your responsibility to scan any attachments.

Please consider the environment before printing this email.

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 e-mail and any files transmitted with it are confidential. If you are not the intended recipient, any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by using the reply function and then permanently delete what you have received. Incoming and outgoing e-mail messages are routinely monitored for compliance with Leicestershire County Council's policy on the use of electronic communications. The contents of e-mails may have to be disclosed for requests under Data Protection or Freedom of Information legislation. Details about how we handle information can be found at <https://www.leicestershire.gov.uk/data-protection>

The views expressed by the author may not necessarily reflect the views or policies of the Leicestershire County Council.

Attachments to e-mail messages may contain viruses that may damage your system. Whilst Leicestershire County Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage which you sustain as a result of these factors. You are advised to carry out your own virus checks before opening any attachment.