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Sent: 22 September 2026 14:24:51 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00840/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 22/09/2026 2:24 PM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	25/00840/FUL
Address:	Unit 3 Midland Distribution Centre Markfield Road Groby Leicester Leicestershire LE6 0FS
Proposal:	Extension to existing workshop
Case Officer:	Ashleigh Gade

[Click for further information](#)

Comments Details

Dear Ashleigh,

Thank you for reconsulting the National Forest on the above application.

This has become a little complicated and perhaps a confused between the two planning applications and hope I am understanding the situation correctly.

Comments:

We are currently considering two matters in respect of this site. One is this application and the other is a discharge of condition 11 (woodland management plan) attached to planning permission 20/01284/FUL. We have some concerns with the details submitted in connection with condition 11 and a response has been sent in connection with this.

The current application relates to an application with smaller site

area than that of 20/01284/FUL. However, the planning statement submitted with this application is the same document as was submitted with 20/01284/FUL (which had a larger site area triggering a National Forest planting requirement). We had asked that this statement was amended to accurately reflect the current application/situation as this document clearly states that there is a National Forest planting requirement (paragraph 9.15.1) given this was the planning statement submitted with 20/01284/FUL. This has not been done. However, on the assumption that the site area specified on the application forms is correct (0.98ha), this is just below the threshold requiring National Forest planting.

If this application is approved, we consider it should be made clear that this in no way conveys any acceptance of any landscaping, tree, woodland planting, National Forest planting or woodland management information within the documents; this is particularly important given the concerns we have raised in connection with the application to discharge condition 11 of 20/01284/FUL.

To conclude, the application is a little confused as information submitted with an earlier application has been provided. The earlier application related to a larger site area resulting in the requirement for National Forest planting, and accordingly the application was approved with a condition requiring a woodland management plan (which has been submitted and is subject of a separate discharge of condition application). This current application relates to an area below 1ha and therefore there is no further requirement for any National Forest planting. If this application is approved, it should be made clear that this in no way conveys any acceptance of any landscaping, tree, woodland planting, National Forest planting or woodland management information within the documents.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards

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