
From: public.access@hinckley-bosworth.gov.uk
Sent: 06 November 2024 10:25
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00828/REM

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 06/11/2024 10:25 AM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	24/00828/REM
Address:	Land South Of 295 Main Street Stanton Under Bardon Leicestershire
Proposal:	Approval of reserved matters (layout, scale, appearance, landscaping and access other than vehicular access) of outline planning permission (ref: 22/00527/OUT) for residential development of 50 dwellings.
Case Officer:	Tim Hartley

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Comments Details

Dear Tim,

Thank you for reconsulting the National Forest Company (NFC) on the above reserved matters application (layout, scale, appearance, landscaping and access other than vehicular access) of outline planning permission (ref: 22/00527/OUT) for residential development of 50 dwellings. Thank you to yourself and the applicant for making positive amendments in response to our earlier comments.

Comments:

Landscape Masterplan Rev B introduces woodland in the open space to the rear of the site. The woodland mix on the indicative plant schedule includes appropriate details, as does the scrub mix and the trees to public open spaces. This amended approach to the open space results in compliant National Forest planting.

We would recommend two amendments. One would be to introduce a shrub edge to the woodland which abuts the car parking for plots 31-34, to provide more separation and soften the view between the dwellings on these plots and the proposed woodland. The other recommended amendment would be to reintroduce a walkway loop in this area of woodland (similar to the loop which was shown on Rev A) to allow residents to access this woodland area.

If the landscaping details are indicative, these details will need to be confirmed. It

will be necessary to ensure the landscaping is implemented (noting that woodland is not included in the annotated details on Rev B), managed and replaced in the event of failures. We would request that the woodland is provided prior to the completion of the development.

To conclude,

- Landscape Masterplan Rev B shows a compliant area and type and indicative details of National Forest planting.
- Two recommended amendments (introducing a shrub edge adjacent to the parking for plots 31-34 and the walkway through the proposed woodland) would be beneficial.
- Further details or conditions should secure the indicative planting details, implementation, management and replacement of landscaping in the event of failures. We would request that the woodland planting is implemented prior to the completion of the development.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards