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Sent: 21 May 2026 10:19:18 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00423/OUT
Categories: Yasmin

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 21/05/2026 10:19 AM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	26/00423/OUT
Address:	Land East Of Horsepool Grange Cliffe Hill Road Stanton Under Bardon Leicestershire
Proposal:	Outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access)
Case Officer:	Ashleigh Gade

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Comments Details

Dear Ashleigh,

Thank you for consulting the National Forest on the above outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access).

Comments: We provided comment at the pre-application stage in respect of this proposal. The accompanying Tree Planting Plan reflects the discussions we had at that time.

Loss of woodland

The application proposes an extension to an existing employment site into an area of recently felled woodland. The woodland was

planted around 1997 through our Tender Scheme grant. Any obligations under that grant have now expired but as an established woodland, any felling is subject to licence from the Forestry Commission. It is our understanding from the application details that a licence has been granted for this work and that the Forestry Commission requires the site to be restocked. Information within the application documents advises that restocking took place in 2025 but that the whip planting did not successfully establish. It appears that the application proposes a restocking area of 3.6ha (Tree Planting Area 1) to the south of the application site in land owned by the applicant. The Forestry Commission will need to comment on the suitability of this, and what details are required to be agreed (i.e. amount, location and timing of the restocking) prior to the determination of the application.

National Forest Planting

The proposal is required to include 20% National Forest planting to meet Core Strategy policy - CS21. Based on a site area of 3.6ha, this amounts to 0.72ha (20% of the application site area), and this is required in addition to the restocking required by the Forestry Commission.

The application proposes 0.72ha of tree planting (Tree Planting Area 2) to the east of the application site on land owned by the applicant. Although not annotated as 'National Forest planting' (and this would be beneficial for the avoidance of doubt), we are considering Tree Planting Area 2 to be National Forest planting as required by CS21. This represents a compliant area of National Forest planting and details of species mix, density of planting, implementation, tree protection measures, and management will need to be agreed. We would ask you to consider whether securing this area of planting, and the full detail of this planting is most appropriately achieved by condition or by legal agreement. We request that the National Forest planting is implemented at the earliest opportunity, for example the first planting season following commencement of development.

As identified in the application documents, having two areas of tree planting allows for clear distinction between Forestry Commission requirements (Tree Planting Area 1) and CS21 requirements (Tree Planting Area 2).

On site planting

The landscape masterplan includes area of tree and native buffer planting. This includes appropriate species planted at appropriate sizes. Full details of this on-site landscaping including replacement planting in the event of failures will need to be secured by condition, and we would again request that the on-site landscaping is implemented at the earliest opportunity.

Conclusion

To conclude, the restocking (Tree Planting Area 1) needs to be

agreed by the Forestry Commission. Tree Planting Area 2 represents a compliant area of National Forest planting (CS21) which will need to be secured, together with details of species mix, density of planting, tree protection measures, implementation and management by condition or legal agreement. Full details of the on-site landscaping will need to be secured by condition.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards

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