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Sent: 29 April 2026 14:28:44 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00368/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 29/04/2026 2:28 PM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	26/00368/FUL
Address:	Groby Park Farm Bradgate Hill Groby Markfield Leicestershire LE67 9RH
Proposal:	Erection of an agricultural workers dwelling
Case Officer:	Sullivan Archer

[Click for further information](#)

Comments Details

Dear Sullivan,

Thank you for consulting the National Forest on the above application for the erection of an agricultural workers dwelling.

Comments: The site area specified on the application forms exceeds the 0.5ha threshold for National Forest planting (Core Strategy Policy 21). However, it appears that the site area is inflated by the long access drive and in this case, we consider the access track should be excluded from the site area calculation. As a result, it seems that the site area will be below the 0.5ha National Forest planting threshold.

Notwithstanding the above, it is disappointing that the application documents do not consider the site's location in the National Forest or Policy 21 of the Core Strategy. In terms of landscaping, although the application proposes a small number of native trees, the

National Forest location could perhaps influence the landscaping further, for example by including native tree planting elsewhere to help screen the proposed dwelling and by incorporating native hedgerows (particularly to the boundaries with open countryside) as opposed to the ornamental varieties proposed.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards

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