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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 07 July 2025 10:18  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 23/01090/OUT

## 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 07/07/2025 10:18 AM from Mrs Eilish Gardner ([egardner@nationalforest.org](mailto:egardner@nationalforest.org)) on behalf of National Forest Company.

### Application Summary

|               |                                                                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference:    | 23/01090/OUT                                                                                                                                      |
| Address:      | Land At Cliffe Lane Markfield Leicestershire                                                                                                      |
| Proposal:     | Outline Application for the construction of employment units (Use Classes E(g)(i), E(g)(ii), B2 and B8) (all matters reserved except for access). |
| Case Officer: | Matt Jedruch                                                                                                                                      |

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### Comments Details

Dear Matt,

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

As advised previously, based on a site area of 5.87ha, the National Forest planting requirement is 1.17ha. The applicant has provided an annotated plan showing where new woodland planting could be provided, and highlighting areas of existing woodland planting. The National Forest planting requirement relates to new planting, and therefore the existing planting shown by the applicant will not contribute.

Comments:

The applicant has provided an annotated site plan demonstrating that 0.5ha of new woodland planting can be provided at the north of the site. While this would be acceptable (subject to the full details being provided by condition), this represents a shortfall of 0.67ha. The policy allows for a financial contribution where on-site National Forest planting cannot be achieved. The financial contribution is currently £35,000 which (based on 0.5ha of on-site planting) would result in a financial contribution of £23,450 (0.67ha x £35,000).

As this is an outline application, and the amount of on-site planting could change, it is recommended that the applicant should enter into a legal agreement which requires 1.17ha of National Forest planting to be provided on-site within any

shortfall being met by a financial contribution. We can assist with the wording of this if that is of assistance.

Our comments concerning mitigation planting for trees which are to be removed remain relevant.

#### Conclusion

The applicant should enter into a legal agreement which requires 1.17ha of National Forest planting to be provided on-site within any shortfall being met by a financial contribution.

Full details of any on-site National Forest planting should be required by condition. Mitigation planting for trees to be removed in connection with the proposal must be in addition to National Forest planting.

Kind Regards

Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

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Kind regards