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Sent: 08 July 2026 16:16:12 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00518/FUL
Categories: April

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 08/07/2026 4:16 PM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	26/00518/FUL
Address:	Granada Motorway Services Little Shaw Lane Markfield Leicestershire LE67 9PP
Proposal:	Enhancements to the roadside facility comprising demolition of existing PFS, ancillary kiosk, car wash and sales building, and erection of petrol filling station and ancillary kiosk, drive thru coffee unit, drive thru restaurant, EV charging area, domestic vehicular parking, HGV parking area, jet wash bays and associated development (Sui Generis)
Case Officer:	Joe Fleetwood

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Comments Details

Dear Joe,

Comments: Thank you for consulting the National Forest Company on the above application for Enhancements to the roadside facility comprising demolition of existing PFS, ancillary kiosk, car wash and sales building, and erection of petrol filling station and ancillary kiosk, drive thru coffee unit, drive thru restaurant, EV charging area, domestic vehicular parking, HGV parking area, jet wash bays and associated development (Sui Generis).

National Forest planting

The site is within the National Forest and therefore the proposal will be required to include National Forest planting to meet the requirements of Core Strategy Policy 21: National Forest. Based on a site area of 2.4ha, 20% of the site or 0.48ha should be dedicated National Forest planting.

While landscaping plans have been provided, these do not show dedicated National Forest planting. It does not appear that the National Forest Planting requirement can be accommodated on the site. Where National Forest planting is not provided on site, the Policy allows for the requirement to be addressed by way of a financial contribution. This is calculated at £35,000 per hectare and therefore would be £16,800 (0.48ha x £35,000) for this application.

Please can the applicant conform how they intend to address Policy 21: National Forest.

Existing planting

The application proposes the removal of trees and woodland which is disappointing in this National Forest location; our preference would be for this to be retained. The Council's Tree Officer will be required to consider the appropriateness of tree removal, the impact on retained trees and mitigation planting. If the loss of this trees and woodland is considered acceptable, mitigation planting must address the loss of maturity. Please be aware that any mitigation tree planting needs to be provided in addition to National Forest planting.

National Forest character

We encourage incorporating National Forest into the design (for example with the inclusion of timber in the design and tree planting within the scheme) of the development. It is not clear whether the National Forest location has influenced the design; we note timber effect but we would encourage the use of timber (as opposed to timber-effect) as it can contribute to a National Forest character, with our preference for British timber therefore supporting the British forestry sector.

Conclusion

The applicant is required to demonstrate how they will comply with the National Forest planting requirements of Policy 21: National Forest. We discourage the removal of trees and woodland in this National Forest location. The impact of the proposal on existing trees will need to be considered by the Council's Tree Officer with any mitigation tree planting addressing the loss of maturity and being provided in addition to the National Forest planting requirements. Opportunities to incorporate National Forest character into the design should be encouraged.

Kind Regards
Eilish

Kind regards

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