

**From:** National Forest Planning <planning@nationalforest.org>  
**Sent:** 20 January 2026 12:20:07 UTC+00:00  
**To:** "Planning Folder New" <PlanningFolderNew@hinckley-bosworth.gov.uk>;  
"Laura Ashton" <Laura.Ashton@hinckley-bosworth.gov.uk>  
**Subject:** 25/00676/OUT - Land South Of Jacqueline Road Field Head  
**Categories:** Yasmin

Hi Laura,

Thank you for reconsulting the National Forest Company (NFC) on the above outline application for the erection of up to 135 dwellings, amenity space, areas for outdoor play, landscaping and all associated infrastructure (all matters except access reserved).

Please accept my apologies for the delay of this response.

### **National Forest planting**

As identified in our earlier response, based on the red line area of 6.39ha, policy 21 of the Core Strategy expects that 20% of the site, or 1.28ha of the site to be National Forest planting.

As advised in the 'National Forest response note,' the NFC met with the agent in September 2025 to discuss the National Forest planting requirement. Although Land Use Plan (Rev B) has been submitted which quantifies the landscaping, the submitted plans still do not show 1.28ha of dedicated National Forest landscaping. Simply, there is insufficient woodland and tree planting.

Of the landscaping proposed, subject to the detail, the woodland planting to the south and potentially the west could contribute to the National Forest planting. In terms of the other landscaping elements, these won't contribute for the following reasons:-

- Existing planting will not be taken into consideration.
- The narrow planting to the east will not contribute (at the meeting we discussed that our guidelines seek 15metres wide tree belts and that this width could be reduced where adjacent to existing woodland planting, but the woodland strip would need to be much closer to 15m in width than what has been proposed).
- Although we note the drainage ponds are 'to be ecologically designed', they are not surrounded by tree planting/incorporated into a wider area of green infrastructure and so will not contribute. Furthermore, as the detailed design is not provided, there is every possibility (from our experience in commenting on outline and reserved matters applications) that the ponds will be different than shown which may impact on the woodland provision.
- While an area of scrub adjacent to the woodland could contribute, this area is annotated as wildflower/scrub on this plan so it is unclear what is being proposed and whether this area can be considered National Forest planting.

- There are also discrepancies between Land Use Plan Rev B and the Proposed Habitats Plan Rev E. There is more grassland on the Habitats Plan than on the Land Use Plan; grassland will not contribute to the National Forest planting requirement. These plans should align.

At this outline stage, it is not clear exactly how much National Forest planting will be provided on site, although the plans clearly show a shortfall. Although our preference is for this planting to be achieved on site, as the benefits of the planting will be directly provided to the development and its future residents, Core Policy 21 allows for a financial contribution where on-site National Forest planting cannot be achieved.

If the Local Planning Authority agree that the scheme cannot be amended to achieve National Forest planting on-site, we would request that the applicant enters into a legal agreement requiring the reserved matters to provide 1.28ha of National Forest planting on-site with any shortfall being met by a financial contribution. The financial contribution is currently £35,000 a hectare. We can assist with the wording of this.

### **National Forest character**

As advised previously, any future applications should have regard to the inclusion of National Forest character in the design of the development. This can be achieved by using timber in the design, street tree planting and integrated and natural approach to the play facilities.

### **Conclusion**

The current layout does not demonstrate that the required National Forest planting can be achieved on site. As such the applicant should amend the landscaping accordingly, or if this cannot be achieved, they should enter into a legal agreement which requires 1.28ha of National Forest planting to be provided on-site within any shortfall being met by a financial contribution.

Full details of woodland and tree planting should be provided at the reserved matters stage to determine which elements contribute to the National Forest planting requirement, and the subsequent financial contribution. Any future applications should have regard to the inclusion of National Forest character in the design of the development.

Kind Regards  
Eilish

**Eilish Gardner** | Green Infrastructure & Planning Officer

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