

From: National Forest Planning <planning@nationalforest.org>
Sent: 20 January 2026 13:49:09 UTC+00:00
To: "development.control@charnwood.gov.uk"
<development.control@charnwood.gov.uk>; "Planning Folder New" <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: P/25/2604/2 & 25/01208/REM - Ashby Road Markfield
Attachments: 21/00787/OUT Land North East Of Ashby Road Markfield Leicestershire LE67 9UB
Categories: Yasmin

Dear Tim and Matt,

P/25/2604/2 - Reserved Matters application for the Layout, Scale, Appearance and Landscaping of 93 dwellings pursuant to outline planning permission P/21/1260/2 (outline application for up to 93 dwellings)

25/01208/REM - Approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 21/00787/OUT for the residential development of up to 93 dwellings, public open space, landscaping and SuDS (cross boundary application with Charnwood BC).

Thank you for consulting the National Forest Company (NFC) on the above cross boundary reserved matters applications.

The outline applications

The NFC responded to Hinckley and Bosworth Borough Council's consultation on the outline in August 2021, where the following conclusions were reached (full response attached for ease):

- The requirement for 0.73ha of dedicated woodland planting needs to be identified on the illustrative masterplan
- The protection of the existing trees needs to be conditioned alongside the proposed use of materials to reflect the location within the National Forest
- Further consideration should be given to improve the connectivity of the site with the surrounding footpath network

I can find no record of being consulted on P/21/1260/2 and it is unclear if the response provided to Hinckley and Bosworth Borough Council was seen by Charnwood Borough Council.

Although condition 7 of P/21/1260/2 conditions open space typologies, I can see no reference to the requirement for National Forest planting in either the Charnwood Borough Council decision, or the appeal decision for Hinckley Borough Council, or the respective legal agreements. Please do let me know if I am mistaken.

National Forest planting

None of the landscaping shown would be considered dedicated National Forest planting; there is insufficient new woodland and tree planting to meet our Guidelines. Furthermore, there appears to be insufficient space within this layout to accommodate 0.73ha of National Forest planting. As the requirement for National Forest planting was not highlighted at the outline stage, it is unclear whether

0.73ha of National Forest planting can now be secured. If you consider that there is scope to amend the plans to provide a compliant area of National Forest planting, please let me know and I will comment further.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

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