
From: public.access@hinckley-bosworth.gov.uk
Sent: 13 December 2023 12:29
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01000/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 13/12/2023 12:28 PM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	23/01000/FUL
Address:	Hall Farm 16 Altar Stones Lane Markfield Leicestershire LE67 9PX
Proposal:	Demolition of existing buildings and erection of 2no. buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales
Case Officer:	Laura Ashton

[Click for further information](#)

Comments Details

Dear Laura,

Thank you for consulting the National Forest Company (NFC) on the above application for the 'Demolition of existing buildings and erection of 2no. buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales.'

Comments: National Forest Planting
The site is 1.42hectares, and therefore in accordance with Policy 21 of the Hinckley and Bosworth Core Strategy and the National Forest development planting guidelines, 20% of this area (0.28ha) should be provided as dedicated National Forest planting. Although the applicant's documents refer to the site's location in the National Forest and Policy 21, it does not appear that the requirement for National Forest planting has been considered. There is insufficient space on the site to accommodate National Forest planting. In these circumstances, the policy allows for a financial contribution in lieu of on-site provision. This is calculated at £35,000 per hectare which for this application amounts to £9,800 (0.28ha x £35,000).

Existing trees

The application proposes the removal of several trees to facilitate the development. The removal of trees and the impact on existing trees will be a

matter for the Council's Tree Officer as we do not have specialist knowledge in individual tree health. However, it is not clear that the application has proposed mitigation planting for the removal of existing trees, and we would expect to see this in the application. The appropriateness of the mitigation planting would need to be considered by the Council's Tree Officer. To clarify, mitigation planting should be provided in addition to National Forest planting.

For your information, a discrepancy has been noted; the plan entitled, 'Initial Landscape Framework Strategy/BNG Areas' shows retained trees and proposed native scrub in the triangular area to the south of the site, and on the plan entitled 'Proposed Site Plan,' this area is annotated as 'Grass/Landscaping'. A desk top survey suggests that there is tree planting in this location. Additionally, it does not appear that the Tree Survey has included land to the southern tip of the application site.

A condition of consent will be required to ensure all existing retained trees are adequately protected during construction. The suitability of this will be the responsibility of the Council's Tree Officer.

National Forest character

Policy 21 also requires that the siting and scale of development is appropriate within the National Forest setting and that development respects the character and appearance of the wider countryside. We note the inclusion of timber in the design of the buildings. We would encourage the use of sustainable British timber cladding to create a National Forest character, while supporting the British forestry sector. We are also pleased to note the inclusion of solar PV panels on the buildings.

Conclusion

It is not apparent that the applicant has considered the National Forest Planting requirements of Policy 21. As it does not appear that there is sufficient space on site to accommodate the required 0.28ha of National Forest planting, the NFC would be grateful if £9,800 could be secured within a s106 Agreement with the payment due prior to the commencement of development. We would appreciate the opportunity to view the s106 agreement prior to it being signed.

The impact on existing trees, must be considered by the Council's Tree Officer, and any tree loss must be appropriately mitigated (in addition to meeting the National Forest planting requirement). Existing trees must be suitably protected during construction.

The use of timber and solar panels is encouraged by the NFC. We would encourage the use of sustainable British timber cladding to create a National Forest character, while supporting the British forestry sector.

Please do let me know if you would like to discuss this response; I tried to call you prior to sending it but was unable to get through.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards