

Sent: 24 November 2025 12:37:00 UTC+00:00
Subject: FW: 25/00931/FUL - Cliffe Hill Farm Little Shaw Lane Markfield

From: National Forest Planning
Sent: 19 November 2025 14:08
To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>
Subject: 25/00931/FUL - Cliffe Hill Farm Little Shaw Lane Markfield

Dear Emma,

Thank you for consulting the National Forest Company on the above application for the 'Development of a logistics park for storage and distribution (Class B8), general industry (Class B2), ancillary office space (Class E) and associated infrastructure'.

Please accept my apologies for the delay of this response.

National Forest planting

Although the applicant is aware of the site's location in the National Forest and has quoted Policy 21, the amount of National Forest planting has not been explicitly shown on a plan. The site measures 28.24ha and therefore there is a requirement for 30% National Forest planting, equating to 8.47ha.

The Planning Statement advises that the landscaping scheme proposes 2.3ha of woodland and 1.4ha of scrub. We consider that additional woodland and scrub is required – we are aiming for half of the National Forest planting requirement to be woodland and scrub - and there appears to be sufficient space to accommodate this within the existing green infrastructure; see below for our suggestions of additional woodland and scrub.



In terms of the woodland planting details, we would recommend this is planted at 2metre centres, as opposed to the 1.5metre centres indicated. We consider that a higher proportion of tree species is required in the woodland mix and recommend 75% tree and 25% scrub (this is particularly important as there is a scrub mix proposed, and the woodland mix needs to be distinctly different). With regards to the woodland mix, the percentage mix of tree species exceeds 100% which should be rectified.

We would request that the applicant considers the above and provides a plan qualifying and quantifying the National Forest planting, and will then comment further.

Tree loss

The amount of tree loss is concerning. Tree loss must be considered by the Council's Tree Officer. Any mitigation planting for tree removal must be in addition to the National Forest planting provision.

Landscape and Visual Appraisal

Due to the scale of the development, we consider it is important that the landscape and visual impact is considered by landscape and visual impact consultants.

Conclusion

Additional woodland and scrub should be incorporated into the green infrastructure (woodland and scrub should amount to half of the National Forest planting requirement). A higher proportion of trees in the woodland mix is required (75% tree to 25% scrub), and amendments to the woodland planting details are required. We request that the applicant amends their plans accordingly and additionally qualifies and quantifies the National Forest planting.

The significant amount of tree loss is of concern and must be considered by the Tree Officer. Mitigation planting for tree loss must be in addition to the National Forest planting requirement.

The landscape and visual impact of the proposal must be considered.

We hope this is useful and will provide further comment when amended plans are received.

Once again, please accept my apologies for the delay of this response.

Kind Regards

Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

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