

From: Philip Metcalfe <pmetcalfe@nationalforest.org>
Sent: 13 August 2026 17:15:04 UTC+01:00
To: "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>
Subject: FW: 25/01208/REM & P/25/2604/2, Land at Ashby Road, Markfield

Matt,

Please see the consultation response below sent to Charnwood regarding the cross-boundary application 25/01208/REM at Ashby Road, Markfield. Apologies I should have copied you into this.

Please let me know if you need anything further on this application.

Thanks
Phil

Philip Metcalfe | Green Infrastructure & Planning Manager

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From: National Forest Planning
Sent: 13 August 2026 17:09
To: 'Clare Thornton' <clare@thorntonplanning.co.uk>
Cc: Rupert Simms <rupert.simms@charnwood.gov.uk>
Subject: RE: 25/01208/REM & P/25/2604/2, Land at Ashby Road, Markfield

Hi Clare

Further to our earlier conversation, as the grassland onsite is considered to be of considerable ecological value, we wouldn't expect that to be lost to tree planting. We would be able to read the retention and management of that habitat in lieu of part of the expected National Forest planting. The latest plans show a small amount of tree planting within the grassland area. This would naturally be acceptable to us, but we are mindful that tree planting may be detrimental to the grassland, if that is the case and the Borough Council's Ecologist would prefer for the trees to be removed from this part of the proposals, then that would also be acceptable to us.

Please can a condition be imposed for a Management Plan for the grassland to be submitted and agreed with the Borough Council's Ecologist and then subsequently implemented.

Plan 1880-L-D-PL-401 V2 shows the area of onsite National Forest contribution bound by a blue dashed line and amounting to 0.597ha. This includes a triangular area of existing trees and scrub. The retention of this habitat is supported but it is not considered that this would contribute towards the expected National Forest planting as the habitat exists and as far as we are aware it is not being subject to any particular enhancement or management. In our opinion, the area shaded in gold and marked as 'Local Wildlife Site' is the most that could be read as ecologically valuable grassland, this equates to 0.544ha. The amount of National Forest planting required by policy is 0.73ha, therefore the shortfall is 0.186ha marginally more than the applicant calculated.

We are content that the shortfall can be met by a financial contribution secured by a Unilateral Undertaking (UU). The payment should be calculated at £35,000/ha therefore the shortfall is £6,510 (0.186ha x £35,000). The UU needs to be amended to secure this appropriately. Its not clear why the payment needs to be transferred from CBC to us within 20 days of receipt. That would appear to be a short amount of time for no particular reason. We would prefer that period to be extended to reduce the risk that the Council have to return the funds to the developer simply because they do not note the receipt of the contribution or process the payment in time. Please take your solicitor's advice but in our opinion, as the Council is not a signatory to the UU, you would not be bound by it, therefore returning the payment would be voluntary no matter what is written in Schedule 2.

Secondly, the definition of 'Offsite National Forest Contribution' expects the funds to be used for '*off-site tree planting within the National Forest.*' That should be broadened to allow its use for '*woodland planting and landscaping, and associated development works*'. Woodland creation involves more than just tree planting, ground preparation works, seeding, fencing and

stoning pathways are all necessary in addition to planting trees. The definition should be broad enough to cover the full range of costs, not just tree planting.

I note that the payment is not subject to indexation. Ideally the payment should be subject to indexation to ensure that the contribution increases with inflation between the signing of the agreement and the payment of the contribution. I also note that if the Council has to repay the contribution, it would be expected to add interest. In those circumstances it doesn't seem unreasonable to also add indexation.

I hope these comments allow you to bring this matter to a conclusion. Should you need anything further from us then please feel free to get in touch.

Many thanks
Phil

Philip Metcalfe | Green Infrastructure & Planning Manager