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**From:** National Forest Planning <planning@nationalforest.org>  
**Sent:** 04 August 2025 10:46  
**To:** Planning Folder New  
**Subject:** FW: Planning Application Re-consultation for National Forest Company ref 24/00914/OUT

I understand Alex is now on leave for two weeks, please can the follow comments be taken into account on this application.

The National Forest Company, Bath Yard, Moira, Swadlincote, Derbyshire DE12 6BA  
Tel: 01283 551211  
Email: [planning@nationalforest.org](mailto:planning@nationalforest.org)  
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**From:** National Forest Planning  
**Sent:** 04 August 2025 10:44  
**To:** [alex.jelley@hinckley-bosworth.gov.uk](mailto:alex.jelley@hinckley-bosworth.gov.uk)  
**Subject:** RE: Planning Application Re-consultation for National Forest Company ref 24/00914/OUT

Dear Alex,

Thank you for reconsulting us on these amended proposals.

The Design and Access Statement Addendum and the National Forest Compliance Plan helpfully show how the applicant considers the requirements of Policy 21 are met. Our earlier comments have set out that not all green infrastructure contributes to the required National Forest woodland planting and landscaping. The purpose of the policy is to contribute towards the creation of the Forest, and therefore should focus on woodland planting. The National Forest Contribution Area highlighted on the National Forest Compliance Plan shows limited areas of woodland planting. The western field is proposed as entirely other neutral grassland, while the southern part of the area is largely three extensive attenuation ponds. Of the woodland blocks that are proposed, the BNG proposed habitats plan shows that most are willow scrub and not new broadleaved woodland.

The National Forest Company would expect at least half of the 9.81ha of National Forest planting to be plantation woodland, ideally to the western part of the site as an extension to the existing woodland blocks. On a scheme of this scale with over half of the site as green infrastructure, sufficient woodland planting should be accommodated. While the policy refers to other habitats, that applies where there is existing habitats of importance which should be retained and managed, such as ecologically valuable grassland, and not lost to woodland. That is not the case here where the majority of the application site is arable fields.

While the additional information is helpful, we remain of the opinion that the application has not demonstrated compliance with Core Strategy policy 21. The National Forest Compliance Plan should be amended to include much more substantial areas of woodland planting.

It is noted that the National Forest boundary is incorrectly shown on the Compliance Plan, the National Forest boundary runs along Main Street and Desford Lane in the centre of Ratby at this point. Therefore, the entire application site falls within the National Forest where Policy 21 and NPPF paragraph 152 apply.

The final two pages of the Design and Access Statement Addendum show some design ideas for the areas of National Forest planting and the creation of a National Forest character. These are welcomed and should be explored further through the reserved matters submission should this scheme be approved.

We would be happy to discuss these comments further with yourself or the applicant if that would assist. We look forward to being consulted on further amendments.

Many thanks  
Phil

**Philip Metcalfe** | Green Infrastructure & Planning Manager

-----Original Message-----

From: [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk) <[planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)>

Sent: 10 July 2025 15:31

To: National Forest Planning <[planning@nationalforest.org](mailto:planning@nationalforest.org)>

Subject: Planning Application Re-consultation for National Forest Company ref 24/00914/OUT

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