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Sent: 25 June 2026 15:05:17 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01208/REM
Categories: April

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 25/06/2026 3:05 PM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	25/01208/REM
Address:	Land North East Of Ashby Road Markfield Leicestershire LE67 9UB
Proposal:	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).
Case Officer:	Matt Jedruch

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Comments Details

Dear Matt and Thornton Planning,

Thank you for reconsulting the National Forest on the above cross boundary application.

Comments: National Forest planting
The applicant has included a document dated 19 June 2026 entitled 'Ashby Road, Markfield: National Forest Planting v1.' We have considered this document but maintain our original position. As previously advised, we expect this development to deliver 0.73ha of National Forest planting. An amended plan has been received, but our position is unchanged in that National Forest

planting is not being achieved on site. To reiterate why:

- Currently no woodland is proposed.
- A large proportion is drainage pond, the design and location of which will not contribute to the National Forest planting requirement. For drainage ponds to contribute they must be surrounded with significant tree planting, located adjacent to existing or proposed woodland due to the potential for habitat connectivity, and be permanently or seasonably wet.
- Narrow areas / fingers of green infrastructure / perimeter strips will not achieve the dedicated National Forest planting being sought.
- While we are supportive of the retention of existing hedgerows and trees, these retained features will not contribute towards the National Forest planting requirement.

Without a change in approach and, we expect, a reduction in the number of units, we cannot see how it will be possible to meet the National Forest planting on-site. It is disappointing that a s106 agreement was not secured at the outline stage to provide flexibility to achieve the planting on-site or by financial contribution at this reserved matters stage. We note there is a biodiversity offsetting payment to be made. Are any details agreed for this? Could this be used to create woodland in the National Forest and meet our requirements alongside the no net loss policy? Alternatively, the required planting could be accommodated off-site if the applicant has control of other land within the vicinity?

Other

To clarify our position on applications referred to in the document dated 19 June 2026, I have concluded that reference is being made to P/22/2292/2 (east Iveshead Road) and 24/00828/REM (Main Street, Stanton Under Bardon). However, as no planning reference numbers have been provided, I apologise if I am mistaken.

In respect of 24/00828/REM (Main Street), we considered this to be compliant National Forest planting as there is a decent area of woodland planting adjoining the drainage pond, native scrub, and the National Forest planting is one continuous area. I note we responded 6 times on this application negotiating appropriate National Forest planting.

In respect of P/22/2292/2 (east Iveshead Road), I was clear in my responses to this application that the plans did not show compliant National Forest planting and I note the following line from the 3rd response on this application; 'Without the inclusion of trees and woodland planting, the landscaping scheme is not responding appropriately to its National Forest location, and the requirements of national and local planning policy to grow the Forest.'

Conclusion

National Forest planting cannot be achieved on-site with the current layout and number of units proposed. It may be possible to

accommodate planting off-site or read the biodiversity off-setting payment as contribution if this could be tied to woodland planting in the National Forest. We would be happy to discuss these options further with you.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards

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