
From: public.access@hinckley-bosworth.gov.uk
Sent: 02 July 2025 11:11
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01090/OUT
Categories: Yasmin

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 02/07/2025 11:11 AM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	23/01090/OUT
Address:	Land At Cliffe Lane Markfield Leicestershire
Proposal:	Outline Application for the construction of employment units (Use Classes E(g)(i), E(g)(ii), B2 and B8) (all matters reserved except for access).
Case Officer:	Matt Jedruch

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Comments Details

Dear Matt,

Thank you for consulting the National Forest Company (NFC) on the above application for 'the erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping.' Please accept my apologies for the delay of this response.

Comments: The application is accompanied by a document entitled Green Infrastructure Statement and National Forest Strategy. This clearly demonstrates an awareness of the site's location in the National Forest and the National Forest Planting requirement of Policy 21 .

National Forest planting

The site measures 14.64ha and therefore there is a requirement for 30% National Forest planting, equating to 4.39ha. The application documents confirm that 0.44ha of National Forest is to be planted on site (to the south of the building) with the shortfall (3.95ha) being met by financial contribution.

Financial contributions are currently calculated at £35,000 per hectare. The 3.95ha shortfall therefore equates to a financial contribution of £138,250 (3.95ha x

£35,000). Please can this be secured in a s106 Agreement to be used 'for woodland planting and landscaping, and associated development works', with the contribution due prior to the commencement of development.

Full details of the on-site National Forest planting will need to be secured by condition (to include species mix, size, planting density), along with a condition requiring the implementation of the landscaping (at the earliest opportunity not following the completion of the development), and replacement planting in the event of failures.

Loss of planting

The proposed loss of woodland planting (a block to the north of the site, and along the proposed access) must be considered by the Council's Tree Officer. It is not clear how the applicant proposes to mitigate this, noting that any mitigation planting needs to be in addition to National Forest planting.

Conclusion

Full details of the on-site National Forest planting will need to be secured by condition, along with a condition requiring the implementation of the landscaping and replacement planting in the event of failures. A National Forest planting contribution of £138,250 for the shortfall should be secured in a s106 Agreement to be used 'for woodland planting and landscaping, and associated development works', with the contribution due prior to the commencement of development. Any trees lost must be mitigated in addition to the National Forest planting, and the acceptability of tree loss must be considered by the Council's Tree Officer.

Kind Regards

Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards