

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 20 November 2025 10:15:01 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00819/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 20/11/2025 10:15 AM from Mrs Eilish Gardner (egardner@nationalforest.org) on behalf of National Forest Company.

Application Summary

Reference:	25/00819/OUT
Address:	Forest Hill Golf And Country Club Markfield Lane Botcheston Leicester Leicestershire LE9 9FH
Proposal:	Outline planning permission for the erection of a 49 bedroom hotel, new access, car parking and facilities. (All matters reserved except access, appearance. layout and scale)
Case Officer:	Alex Jelley

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Comments Details

Dear Alex,

Comments: Thank you for consulting the National Forest Company (NFC) on the above 'Outline planning permission for the erection of a 49 bedroom hotel, new access, car parking and facilities. (All matters reserved except access, appearance. layout and scale).'

It is disappointing that landscaping is the only reserved matter, given the site's location in the National Forest and the subsequent importance of tree planting and landscaping.

National Forest Planting and landscaping
The site area amounts to 1.22ha and therefore in accordance with

Policy 21 of the Hinckley and Bosworth Core Strategy and the National Forest development planting guidelines, 20% of this area or 0.24ha should be provided as dedicated National Forest planting.

The Planning Statement is aware of this requirement, but National Forest planting is not shown on any of the submitted plans. The applicant should provide a plan explicitly demonstrating how they intend to comply with the National Forest planting requirements of Policy 21.

Woodland and scrub are shown on a New Habitats Plan (prepared by Elie Ecology) to the south of the proposal, outside of the red line but within the applicant's ownership. Subject to full details, this area could meet the National Forest planting requirement. However, it is unclear whether this plan would form one of the approved plans, and there is no explicit reference to National Forest planting on the plan.

National Forest Design and Character

Policy 21 also requires that the siting and scale of development is appropriate within the National Forest setting and that development respects the character and appearance of the wider countryside.

Although the Planning Statement refers to the design being highly sustainable with reference to Passivhaus and low carbon principles, it is not evident from the plans how/where these principles are to be incorporated. If approved, we would hope sustainable design was a feature of the development, and therefore how to secure these features will be an important consideration for the Local Planning Authority.

The external elevations are not clear online and am unable to determine the external materials. However, timber is listed on the application forms although the extent of this is not apparent. Using timber in the design could contribute to National Forest character, and we would encourage opportunities to maximise timber in the design. We encourage the use of British timber cladding to support the British forestry sector. A condition to secure such timber in the design is considered appropriate.

To contribute to a National Forest character we would expect native tree planting within the application site including within the car parking area to break up the expanse of hard surfacing. It is not clear that this can be provided in the layout submitted.

Sustainable Tourism Accommodation Design Guide (STAG)

Of further relevance to this application, is the NFC's Sustainable Tourism Accommodation Design Guide (STAG), which has been written with input from Hinckley and Bosworth Borough Council. The submitted Planning Statement refers to having considered the National Forest Design Guide (assumed to be the STAG).

The STAG sets out a rationale to encourage tourism development which contributes to a distinctive National Forest character and sense of place and makes a case for investing in the National Forest as a sustainable tourism destination. The STAG refers to the following design principles for tourism accommodation to consider;

- Develop in harmony with the Forest
- Design for health and well being
- Support the Forest community and economy
- Build ethically and sustainably
- Promote carbon emission free holidays
- Integrate with nature
- Manage water wisely

Although the Planning Statement advises that the hotel will comply with the STAG, it is not explicit how the proposal meets the above criteria.

Conclusion

It is very disappointing that landscaping is the only reserved matter, given the site's location in the National Forest and the subsequent importance of tree planting.

The NFC requests that the applicant provides a plan clearly demonstrating the location, type and extent (0.24ha minimum) of National Forest planting, prior to determination. Details of species mix, density of planting, tree protection measures should be submitted at the reserved matters stage.

Ideally, the current application would explicitly consider how the proposal meets each of the seven design principles in the STAG, and then it will be important to ensure these measures are secured.

National Forest character can be achieved by including appropriate tree planting, the use of timber and sustainable construction techniques. The Case Officer should give consideration as to how the sustainable design measures which are discussed in this application will be secured on site, how timber (ideally British timber to support the British forestry sector) will be secured in the design. Significant standard tree planting should be achieved in the application boundary including within the car park. Again, full details of this tree planting will be required to be submitted at the reserved matters stage.

I hope this response is useful.

Kind Regards
Eilish

Eilish Gardner | Green Infrastructure & Planning Officer

Kind regards