

**From:** National Forest Planning <planning@nationalforest.org>  
**Sent:** 21 January 2026 10:37:50 UTC+00:00  
**To:** "Planning Folder New" <PlanningFolderNew@hinckley-bosworth.gov.uk>; "Matt Jedruch" <Matt.Jedruch@hinckley-bosworth.gov.uk>  
**Subject:** 25/01157/OUT - Land Opposite Industrial Estate Hill Lane Markfield  
**Categories:** Yasmin

Dear Matt,

Thank you for consulting the National Forest Company on the above application for Outline planning permission for the erection of up to 67 dwellings (All matters reserved except for access).

Please accept my apologies for the delay of this response.

**National Forest Planting and landscaping**

The site area amounts to 2.99ha and therefore in accordance with Policy 21 of the Hinckley and Bosworth Core Strategy and the National Forest planting guidelines, 20% of this area or 0.6ha should be provided as dedicated National Forest planting.

The applicant is aware of this requirement and has provided a 'National Forest Related Green Infrastructure plan.' However, while this plan shows all proposed areas of green infrastructure, it does not show compliant dedicated new National Forest woodland planting (minimum of 0.25ha). The areas of 'green' on the plan are too small/too narrow, relate to areas of existing trees and include a pond which will not be sufficiently surrounded with trees/integrated into a wider area of green infrastructure to qualify as National Forest planting. Accordingly, we would request that an amended plan was provided which clearly shows dedicated woodland planting complying with our Guidelines. Where it is not possible to amend the plans, the Policy allows for a financial contribution in lieu of on-site planting (based on £35,000 a hectare).

I note that this response is not consistent with our response to 21/00387/OUT, where we concluded that various types of green infrastructure combined to meet the National Forest planting requirement. We would no longer reach this conclusion; smaller areas of planting do not meet our Guidelines and having monitored planting on developments over a number of winters, these smaller areas when planted do not contribute to Forest cover. I do understand that the 2021 application is a material consideration (and that although refused, the National Forest planting was considered compliant) but if there is opportunity to amend the scheme to incorporate a dedicated area of National Forest planting, I would be grateful.

I would be happy to discuss this response with you if that would be useful.

Kind Regards  
Eilish

**Eilish Gardner | Green Infrastructure & Planning Officer**

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